



7 Town View Lillands Lane

Brighouse, HD6 3BX

£260,000



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Nestled on Lillands Lane in the charming town of Brighouse, this delightful family home offers a perfect blend of space, comfort, and convenience. With three generously sized double bedrooms spread across three floors, this property is designed to accommodate the needs of modern family living.

The heart of the home is an inviting open kitchen diner, ideal for family meals and entertaining guests. The living room, which overlooks the garden, provides a serene space to relax and unwind. The property is well presented throughout, boasting tasteful decor that allows new owners to move in and enjoy their new home without delay.

In addition to the living spaces, the house features useful utility and storage areas, ensuring that practicality is at the forefront of its design. Outside, off-road parking adds to the convenience of this property, making it easy for residents and visitors alike.

The location is particularly appealing, with local amenities and transport links just a stone's throw away. Residents will appreciate the ease of access to bus and rail services, making commuting and exploring the surrounding areas a breeze. Furthermore, the vibrant Brighouse town centre is within walking distance, offering a variety of shops, cafes, and recreational facilities.

This property is an excellent opportunity for families seeking a spacious and well-located home in Brighouse. With its thoughtful layout and proximity to essential services, it is sure to attract interest from discerning buyers.

Entrance Hallway

Leading in from the front of the home with a tasteful yellow colour scheme to the walls, providing access into the kitchen diner and up to the first floor accommodation.

Kitchen Diner

Overlooking the front of the home, this spacious kitchen diner has light grey base and wall units providing ample storage space. There is a built in oven and gas hob with extractor fan, a modern sink and drainer, a built in

dishwasher and fridge freezer. With laminate flooring and a mint green colour scheme accenting some of the walls, this room provides a great entertaining space with flexibility to hold a large dining table and access to the w/c and utility room, as well as understairs storage space.

Utility / Multipurpose Room

To the rear of the property with a sink and plumbing for a washing machine, the utility also provides flexibility to be used as a home gym as photographed or a play room or home office space.

W/C

Accessed from the kitchen on the ground floor with a hand basin and w/c.

Living Room

A well presented living room on the first floor with French doors overlooking the garden. A light grey colour scheme perfectly complements the room with a contrasting black feature wall.

Bedroom Three

A first floor double bedroom with a warm pink colour scheme and grey carpet. Overlooking the front aspect with views over the surrounding landscape.

Bathroom One

A first floor bathroom suite with white tiled splashbacks, a bath tub and over bath shower, w/c, hand basin and storage cupboard as well as a heated towel rail.

Bedroom One

A second floor double bedroom with views over the rear of the home. Full width built in wardrobes with an electric point built in add the option of hiding the television and electricals out of view.

Bedroom Two

A double bedroom on the second floor. With a dark green colour scheme and far reaching views.

Bathroom Two

A second bathroom with a bath, over bath shower, hand basin and w/c located on the second floor.

External

There is off road parking available at the front of the home for up to two cars, as well as ample on street parking. To the rear is a tiered landscaped garden with a south facing aspect acting as a perfect sun trap with a raised lawn and patio as well as a storage shed.

Directions

For Satnav please use the postcode HD6 3BX

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating

travelling some distance to view the property.

3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**



Road Map



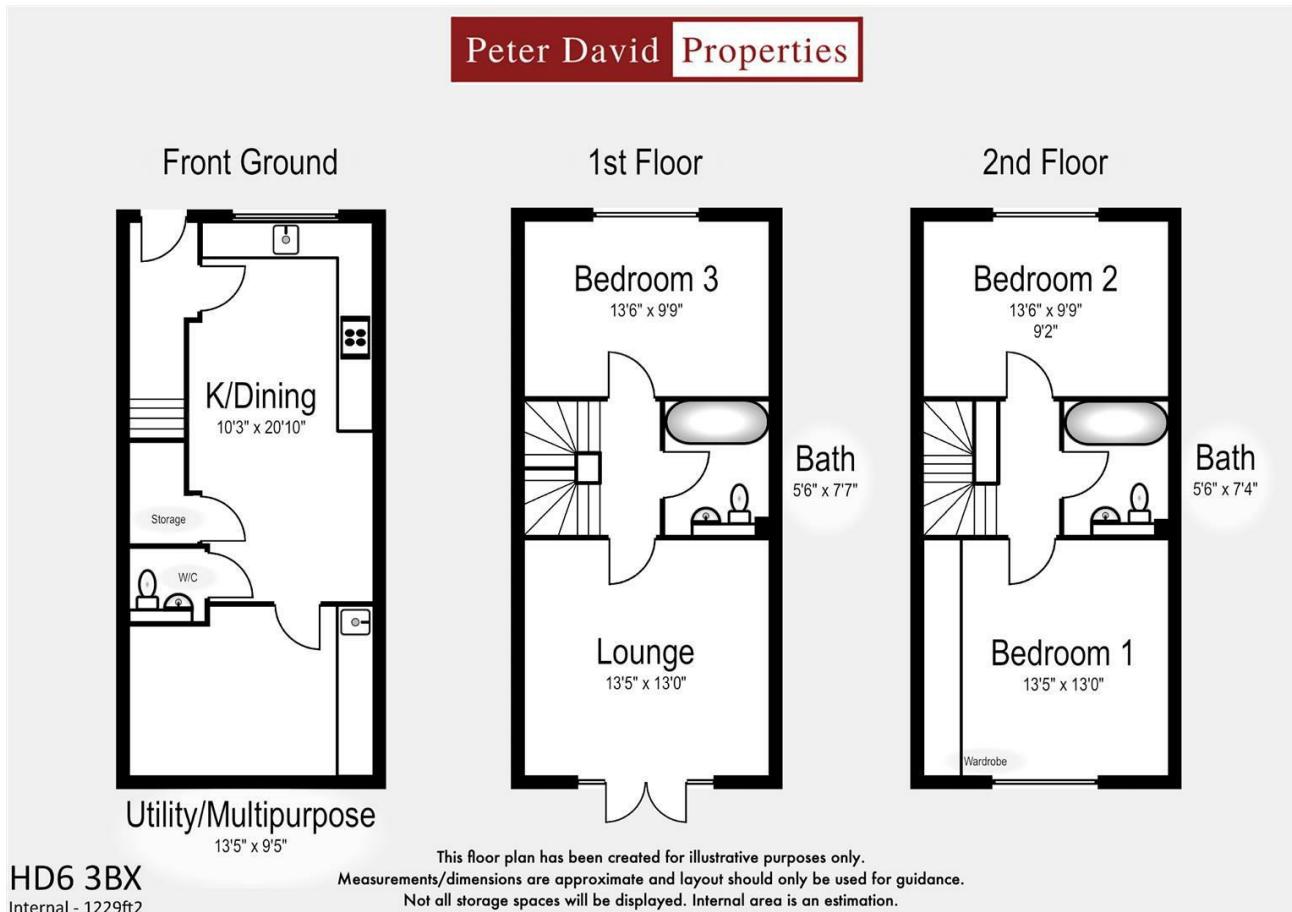
Hybrid Map



Terrain Map



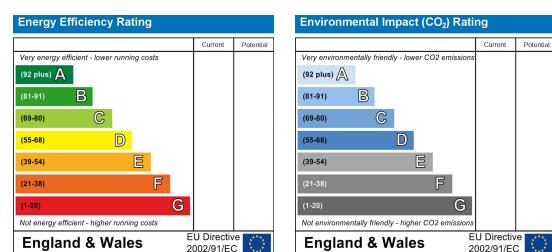
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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