



## Beech Grove 112B Huddersfield Road

Brighouse, HD6 3RH

**£520,000**



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Nestled on Huddersfield Road in the charming town of Brighouse, Beech Grove is a delightful semi-detached house that beautifully combines period character with modern convenience. This spacious residence boasts four well-proportioned bedrooms, making it an ideal family home. The property features two inviting reception rooms, perfect for both relaxation and entertaining.

Set on an impressive plot, this grand residence is surrounded by lovely gardens at both the front and rear, providing a serene outdoor space for family gatherings or quiet moments. The property also offers off-street parking for two vehicles, along with the added benefit of two garages, ensuring ample space for your vehicles and storage needs.

Furthermore, the large plot presents an exciting opportunity for potential development, subject to planning approval, allowing you to tailor the property to your specific needs. With no onward chain, Beech Grove is ready for you to move in and make it your own. This home truly offers a wonderful blend of space, character, and convenience in a highly sought-after area.

The location is particularly advantageous, as it is within easy reach of Brighouse town centre, where you can find a variety of shops, cafes, and amenities. For those who commute, the train station is just a short walk away, and the motorway network is easily accessible, making travel straightforward.

One of the standout features of this home is its proximity to local schools, making it an ideal choice for families with children. The surrounding neighbourhood is known for its community spirit and accessibility to various amenities, ensuring that everything you need is within easy reach.

## Entrance Hallway

A spacious entrance hall with decorative plasterwork adding to the sense of grandeur. Providing access to the living room, dining room and kitchen, as well as first floor accommodation. The entrance hall features a stained glass door and windows and patterned reed carpets.

## Living Room

A spacious living room overlooking the front of the property with a large bay window and a feature gas fireplace. Decorative coving and paneling add points of interest and a warm yellow colour scheme provides a homely environment.

## Dining Room

Overlooking the rear gardens of the property with a feature granite fireplace, this spacious room provides a great environment in which to relax and entertain.

## Kitchen Diner

The kitchen features white base and wall units providing ample worksurface and storage space. With an oven and hob, stainless steel sink and drainer as well as space for a washing machine, the kitchen also features a breakfast bar providing a flexible layout. There is access to a storage pantry and down to the cellar.

## Cellar

A spacious dry cellar ideal for additional storage.

## Bedroom One

A well sized double bedroom with high ceilings and views over the rear gardens.

## Bedroom Two

A second double bedroom overlooking the front gardens.

## Bedroom Three

A smaller double bedroom to the front aspect with built in storage space.

## Bedroom Four

A well sized single bedroom which has been used as a study space.

## Bathroom

A part tiled bathroom with a bath tub, over bath shower and hand basin, as well as a large built in storage cupboard.

## W/C

A separate w/c next to the family bathroom.

## Garage One

A detached garage to the side of the home which has potential for conversion to additional living space.

## Garage Two

A detached garage to the rear of the home.

## External

Set within just under half an acre, the grounds to the front and rear of the property are expansive. A driveway sweeps around from the road up to the side of the home flanked by hedgerows and mature trees. There is a lawn to the front which can be overlooked from the house from an elevated position.

To the side of the home is a free standing garage and to the rear are further mature gardens, a second free standing garage and a raised lawn to the rear which could also provide further development opportunities subject to planning applications.

## Directions

For Satnav please use the postcode HD6 3RH

## 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.
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## Road Map



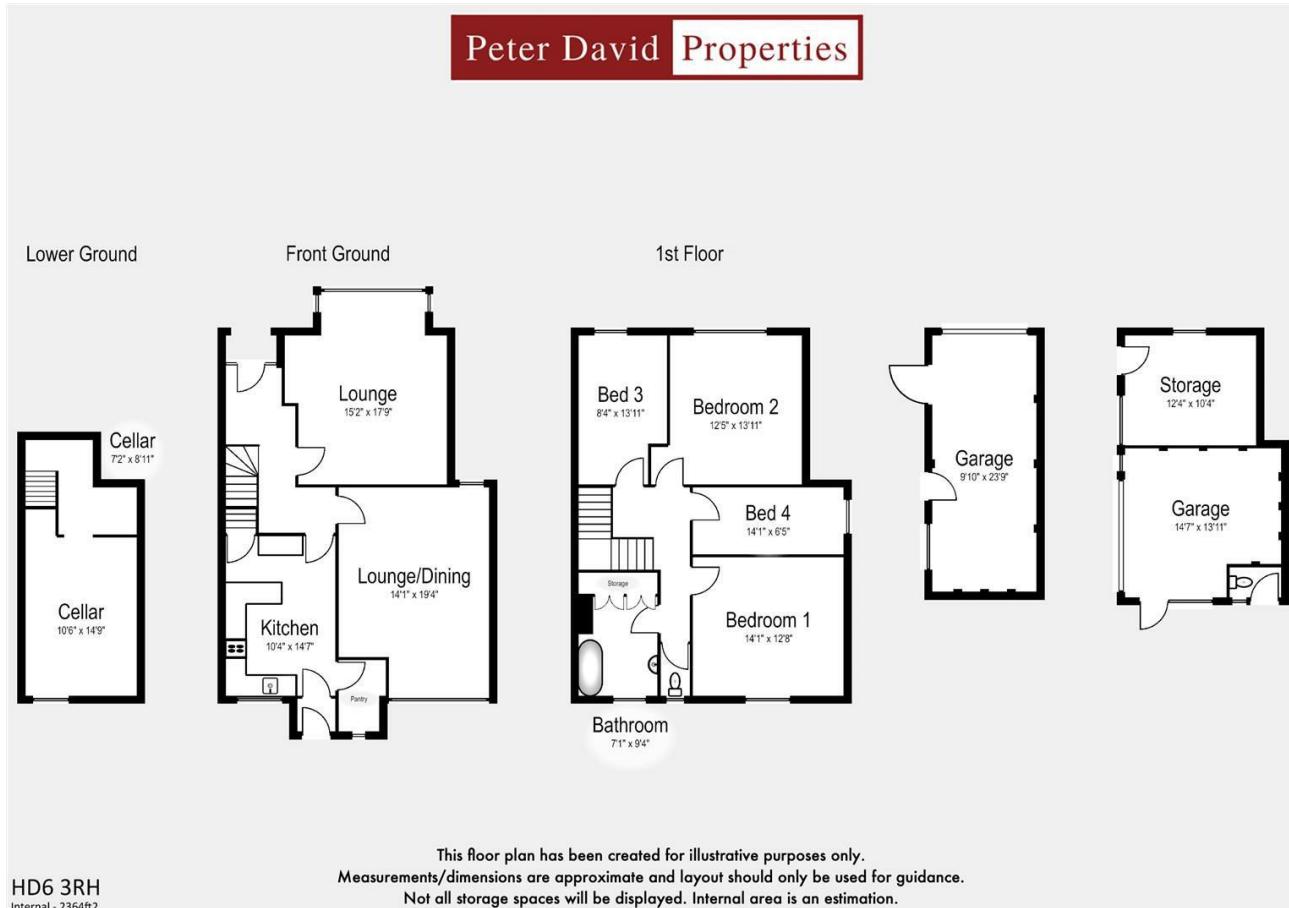
## Hybrid Map



## Terrain Map



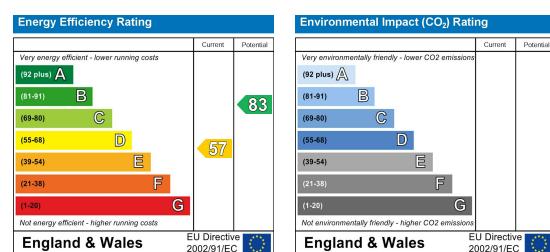
## Floor Plan



## 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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