

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 23 Ashlea Avenue

Brighouse, HD6 3SR

**£365,000**





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Woodhouse, Brighouse, HD6 3SR

£365,000



Situated in the sought-after Ashlea Avenue, Brighouse, this deceptively spacious semi-detached home offers an ideal setting for family living. With a well-thought-out layout, the property boasts five generous bedrooms, including a convenient ground floor bedroom and bathroom, making it perfect for multi-generational living or accommodating guests.

The first floor features four double bedrooms, ensuring ample space for everyone. and a bathroom which provides practicality for busy mornings. The inviting living room, dining room and kitchen serves as a welcoming space for relaxation and family gatherings.

Outside, the property offers off-road parking with a garage and driveway, ensuring convenience for you and your guests. The private garden provides a tranquil retreat, perfect for enjoying sunny afternoons or hosting family barbecues.

This home is ideally situated in a popular residential area, just a short stroll from Brighouse town centre. Here, you will find a delightful array of cafes, bars, restaurants, and supermarkets, catering to all your daily needs. Furthermore, the property enjoys excellent transport links, with easy access to the motorway and rail network, making commuting a breeze. With good local schools in close proximity it is easy to see why this area is so popular.

Viewing is essential to truly appreciate the generous space afforded by this two-storey extension. This home is not just a property; it is a wonderful opportunity for a family to create lasting memories in a vibrant community. Don't miss your chance to make this charming residence your own.

## Entrance Hallway

Entering from the front of the home, the entrance hallway features understairs storage and provides a welcoming space on arrival.

## Living Room

A large L-shaped living room overlooking the front aspect of the home with a gas fired feature fireplace as the focal point. The living room leads into the dining room.

## Dining Room

Overlooking the rear aspect of the home providing a second reception space with views over the rear garden and a great setting for eating meals with the family.

## Kitchen

An extended kitchen with ample workspace and storage space. White base and wall units create a modern feel and a breakfast bar provides added practicality. There is space for a washer and dryer, a built in oven, grill and hob, a built in fridge freezer and a dishwasher. With external access out onto the side of the home, the kitchen window overlooks the rear garden.

## Ground Floor Bedroom / Study

A ground floor bedroom which can also be used as a study, office or games room which overlooks the front of the home.

## Ground Floor Bathroom

With a bath tub, hand basin and w/c.

## Bedroom One

A double bedroom to the rear aspect with fitted wardrobes providing ample storage space. Light grey carpet and a blush pink colour scheme presents well.

## Bedroom Two

A second double bedroom to the rear aspect with light grey carpet, neutral colour scheme and built in wardrobes.

## Bedroom Three

A double bedroom to the front aspect with red carpet and a split level floor adding a sense of drama to the space. Built in wardrobes add further practicality.

## Bedroom Four

A fourth double bedroom with light grey carpet and built in wardrobes with an outlook over the side of the home.

## Shower Room

tastefully tiled with a corner shower, hand basin, w/c and heated towel rail.

### Garage

Useful parking and storage space with an electrical power supply and light.

### External

The property is set back from the road behind a front lawn. A driveway extends down the side of the home leading to the detached garage at the rear. There is a private lawned garden to the rear of the home.

### Viewings

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

### Directions

For Satnav please use the postcode HD6 3SR

### 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



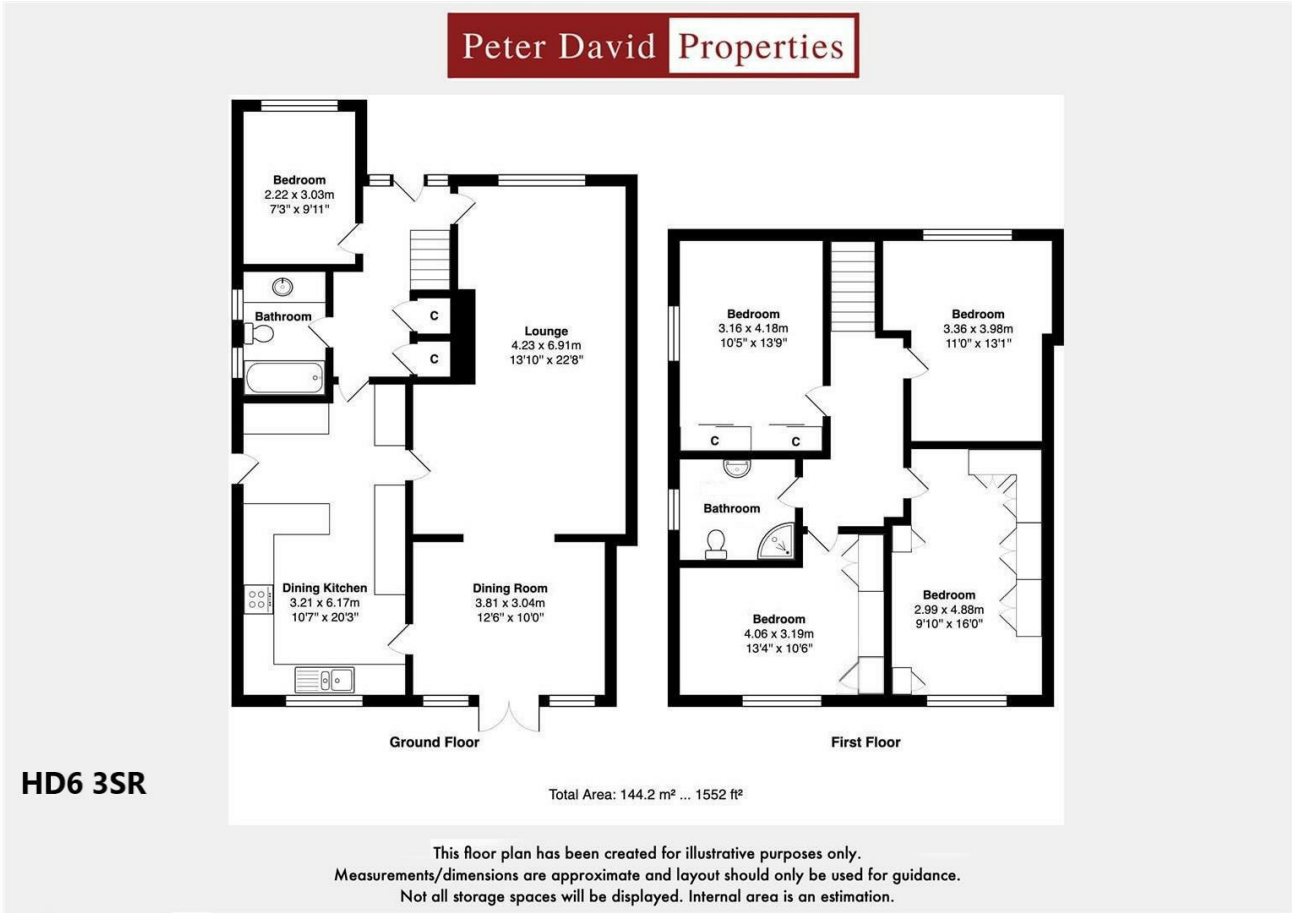
Hybrid Map



Terrain Map



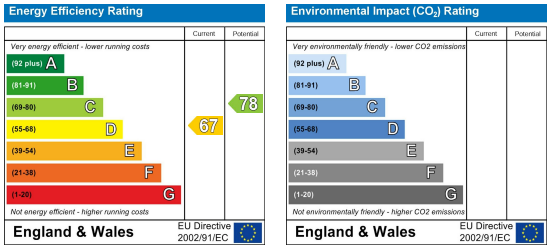
Floor Plan



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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