



113a Lillands Lane

Brighouse, HD6 3BR

£350,000



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Rastrick, Brighouse, HD6 3BR

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Situated on Lillands Lane in the charming town of Brighouse, this well-presented semi-detached house offers a delightful family home with ample space and modern comforts. Spanning three floors, the property boasts FOUR WELL SIZED DOUBLE BEDROOMS AS WELL AS AN OFFICE / FIFTH BEDROOM, ensuring plenty of room for family living or accommodating guests.

The ground floor features a welcoming reception room, perfect for relaxation and entertaining. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout. The two bathrooms provide convenience for busy family life, making morning routines a breeze.

One of the standout features of this property is the south-facing garden at the rear, which offers a lovely outdoor space for children to play or for hosting summer gatherings. The driveway at the front provides parking for multiple vehicles, adding to the practicality of this home.

Situated in a desirable location, this property is conveniently close to local schools and amenities, making it an ideal choice for families. With its spacious accommodation and excellent presentation, this semi-detached house on Lillands Lane is a wonderful opportunity for those seeking a comfortable and stylish family residence in Brighouse.

Entrance Hallway

A spacious entrance hallway with access into the kitchen diner, living room, w/c and with understairs storage cupboard.

Kitchen

Overlooking the front of the home with light grey base and wall units, a built in microwave, double oven, hob, extractor, fridge freezer, dishwasher. There is ample space for a dining table.

Living Room

Overlooking the rear of the home with French doors opening out onto the garden. grey carpet and white walls with a tastefully presented green feature wall.

W/C

With a w/c, hand basin and heated towel rail.

First Floor Bathroom

With a P-Shaped bath tub and grey tiling, over bath shower, w/c, hand basin with storage and a heated towel rail.

Bedroom Two

A well sized double bedroom overlooking the front of the home with a light and neutral colour scheme.

Bedroom Three

A well sized double bedroom overlooking the rear of the home with a light and neutral colour scheme.

Bedroom Four

A double bedroom overlooking the rear of the home which is currently used as an office.

Bedroom One

A master bedroom suite on the second floor with velux windows, built in wardrobes and access to the en-suite

EnSuite

With a corner shower, hand basin, w/c and heated towel rail.

Office / Bedroom Five

A double bedroom on the second floor overlooking the rear of the property with a velux window currently used as a nursery.

External

To the front of the home is a large double driveway providing off road parking space. To the rear is a south facing garden with a patio and lawn extending away from the property.

Directions

For Satnav please use the postcode HD6 3BR

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



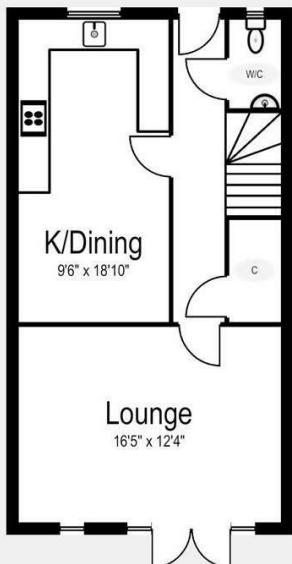
Terrain Map



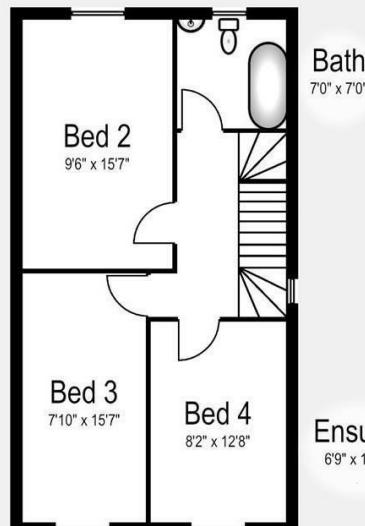
Floor Plan

Peter David Properties

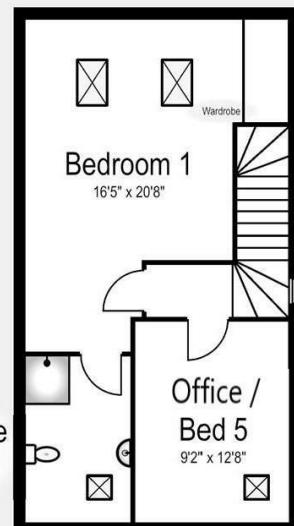
Front Ground



1st Floor



2nd Floor



HD6 3BR

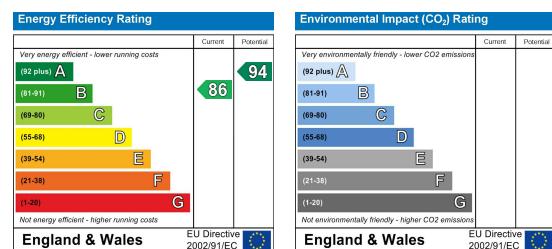
Internal - 1536ft²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.