

# Peter David Properties

Residential Sales and Lettings

## Henry House, Henry Street Offers over £220,000



# Henry House

## Description

**\*\* THREE DOUBLE BEDROOMS \*\* DETACHED MODERN PROPERTY  
\*\* READY TO MOVE INTO \*\* FITTED KITCHEN APPLIANCES \*\* IDEAL  
LOCATION CLOSE TO BRIGHOUSE TOWN CENTRE \*\*** Built in 2012 this modern, detached family home offers convenient living in a prime location very close to Brighouse town centre. Internally the property comprises: an entrance hallway with a staircase to the first floor accommodation, a ground floor WC, an open plan living dining room, a kitchen with fitted integral appliances, two double bedrooms to the first floor, a modern fully tiled bathroom with a four piece suite and the master bedroom to the attic. The property has solid oak internal doors, spotlights, solid oak flooring, an alarm panel, double glazed windows and central heating throughout. Externally the property benefits from a large driveway, providing off-road parking and a low-maintenance south facing rear garden. Internal viewings are highly recommended to appreciate what this property has to offer!

## Features

- Modern detached property
- Three double bedrooms
- Double glazing & central heating
- Modern kitchen with integral appliances
- Tiled bathroom with a four piece suite
- Easy living with a low-maintenance rear garden
- South-facing rear garden
- EPC - B
- Large driveway & storage shed
- Viewings are recommended

## Front Porch 1.52m (5'0") x 1.45m (4'9")

Slate tiled flooring with double glazed window to the side and alarm keypad. Also benefiting from coat hooks and shoe storage units.

## Hallway 2.69m (8'10") x 1.09m (3'7")

Solid oak flooring, stairs to the first floor accommodation and access to both the living room and downstairs WC.

## Open Plan Living Dining 6.91m (22'8") x 3.58m (11'9")

This spacious and light contemporary living/dining/kitchen benefits from solid oak flooring throughout and a feature coal and wood burner with slate tiled surround. French doors lead to the rear south-facing garden and both the front and rear double glazed windows provide ample natural light.

## Kitchen 3.35m (11'0") x 1.98m (6'6")

A bright and modern kitchen with a range of white base and wall units. Benefiting from a range of integrated appliances including: a dishwasher, a microwave, an electric hob and an electric double oven and grill. With space for a free-standing washing machine and fridge freezer. With an inset stainless steel sink and drainer with mixer tap and a spotlight ceiling.

## Downstairs WC 1.85m (6'1") x 0.99m (3'3")

A white modern two piece suite consisting of low level flush W.C, modern sink and heated towel rail. Cupboard housing combination boiler.

## Landing 2.31m (7'7") x 2.08m (6'10")

Solid oak flooring and spotlights. Staircase to the second floor.

## Bathroom 2.64m (8'8") x 1.96m (6'5")

A fully tiled luxury four piece modern suite consisting, comprising: a separate shower with multi shower heads, 'his and hers sinks with useful storage underneath and a wall-mounted vanity mirror, a free-standing bath with oversized mixer over and a wall-mounted heated towel rail.

## Bedroom Two 3.86m (12'8") x 3.58m (11'9")

A large double bedroom overlooking the rear garden with solid oak flooring, fitted wardrobes and spotlights.

## Bedroom Three 3.58m (11'9") x 2.72m (8'11")

Another good sized double bedroom to the front of the property with solid oak flooring and spotlights.

## Master Bedroom (Attic Room) 5.66m (18'7") x 5.59m (18'4")

A large bright attic bedroom with solid oak flooring, four velux windows and under eaves storage. Also benefiting from a useful modern sink unit and mirror.

## Externally

The property benefits from a driveway for two cars and low maintenance front and rear gardens which is Indian stone paved. The private rear garden benefits from being south facing and a useful garden shed to the side of the property. Exterior lights and external electrics are also a useful additional feature.

## Viewing

By appointment only.

## 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.

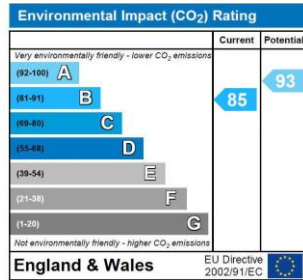
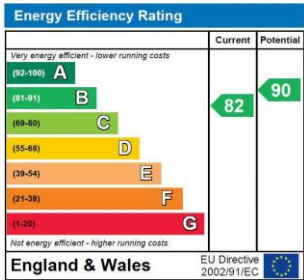
## Directions

From Brighouse town centre, take Bradford Rd/A641 and turn left onto Bonegate Rd. At the roundabout, continue straight onto Garden Rd and then turn right onto Henry St.

## Disclaimer

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