

Peter David Properties

Residential Sales and Lettings

Halifax Road

£299,950



Halifax Road

Description

****STUNNING DETACHED PROPERTY, THAT HAS BEEN COMPLETELY RENOVATED THROUGHOUT TO A HIGH SPECIFICATION**** Peter David Properties are proud to present to the market, this three bedroom detached property, located in the popular and convenient location of Brighthouse. The property briefly comprising; an entrance hallway, a living room, a modern open plan kitchen diner, a landing, three double bedrooms, two bathrooms a utility and a downstairs WC. The property is bursting with character features including exposed brick feature walls, stained glass feature window, Victorian style tiles in the hallway and cast-iron fireplaces in the bedrooms. At the front of the property there is a low maintenance area with flower beds, which overlooks Lane Head Park. At the rear, the property further benefits from a private enclosed garden which comprises of a patio, lawn, surrounding barked areas and a large garage measuring (25'0 x 9'4). The property is set in a great location, with excellent schools nearby, access to bus routes and is also just a short walk away from Brighthouse town Centre. It would make the perfect family home. Contact Peter David Properties to arrange your viewing today!

Features

- Stunning Detached Stone Built Property
- Renovated Throughout To A High Specification
- Perfect Family Home
- Original Features/Character
- Three Large Double Bedrooms
- Large Open Plan Kitchen Diner With Bifolding Doors
- Two Bathrooms, Utility & Downstairs WC
- EPC - D
- Large Garage/Storage Space
- Enclosed Rear Garden

Entrance Hallway 5.11m (16'9") x 1.88m (6'2")

Providing access to the ground floor accommodation with mosaic tiled flooring, recessed lighting, an understairs storage cupboard and a window to the side aspect.

Living Room 3.86m (12'8") x 3.76m (12'4")

A spacious light and airy living room with laminate flooring and a large window to the front aspect. The focal point of the living room is the log burner which is set into a brick exposed fireplace.

Utility Room 1.55m (5'1") x 2.24m (7'4")

A useful utility room with space and plumbing for a washer and dryer, tiled flooring, a large storage cupboard area and a window to the side aspect (please note there is a downstairs WC currently being fitted to the storage area).

Open Plan Kitchen Diner 7.75m (25'5") x 5.71m (18'9")

A modern fitted kitchen diner with matching wall and base units with wooden work surfaces, recessed lighting and tiled flooring with under floor heating. The kitchen comprises; a sink and drainer with tiled splashbacks, integrated dishwasher, integrated fridge freezer, integrated bin, integrated double electric oven, a five piece gas hob with an overhead extractor hood. The kitchen also benefits from a large central island with storage, a wine cooler and large bifolding doors which lead into the rear garden. There is also plenty of space to dine and a feature exposed brick fireplace.

Landing 1.88m (6'2") x 4.85m (15'11")

Providing access to the first floor accommodation with an understairs storage cupboard, a frosted window to the side elevation and a stone glass window to the front elevation.

Master Bedroom 3.84m (12'7") x 3.76m (12'4")

A double bedroom with a cast iron fireplace and a window to the front elevation.

Bedroom Two 3.66m (12'0") x 3.66m (12'0")

A second double bedroom with a cast iron fireplace and a window to the rear elevation.

House Bathroom 2.06m (6'9") x 2.59m (8'6")

A partially tiled house bathroom comprising; a WC, a wash basin built into a vanity storage unit with a granite top, a bath with an overhead shower fitment and glass shower screen and a chrome heated towel rail. Also benefiting from mosaic tiled flooring and a frosted window to the rear elevation.

Landing Two 1.96m (6'5") x 1.02m (3'4")

Providing access to the top floor with a Velux window.

Bedroom Three 4.80m (15'9") x 3.33m (10'11")

A double bedroom with two under eaves storage cupboards, recessed lighting and a Velux window to the rear elevation. Please note this room could be used as the master bedroom, along with its own shower room located on the same floor.

Shower Room 1.96m (6'5") x 1.57m (5'2")

Comprising; a WC, a wash basin, a walk in glass shower cubicle and a chrome heated towel rail. With an under eaves storage cupboard, recessed lighting, and a Velux window to the rear elevation.

External

Externally the property further benefits from a pebbled garden to the front, which overlooks Lane Head Park and on street parking to the side. To the rear there is a private enclosed garden, which comprises of a lawn, surrounding barked areas and a large garage measuring (25'0 x 9'4). The garage also provides ample off road parking, should you wish to not park on street.

Viewings

Viewings strictly 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

Directions from Brighouse Town Centre -

Head east on Commercial St towards Briggate

Turn right onto Market St

Market St turns slightly right and becomes Briggate

Slight left onto Commercial St

Turn left onto Gooder St

At the roundabout, take the 2nd exit onto Halifax Rd/A643

Go through 1 roundabout.

Continue on Halifax Rd and your destination will be on the left. 117 Halifax Road, Brighouse, HD6 2ED.

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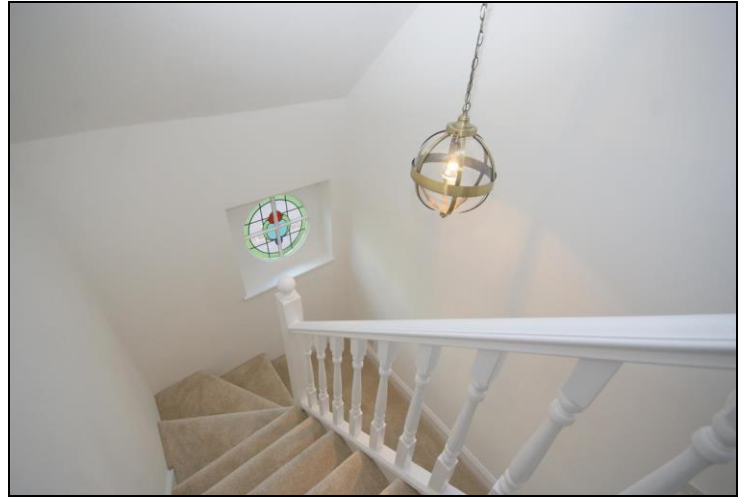
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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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