

Peter David Properties

Residential Sales and Lettings

Halifax Road, Brighouse

£395,000



Description

* FOUR BEDROOM DETACHED * CONVENIENT LOCATION * WALKING DISTANCE TO BRIGHOUSE * Situated in a private location, yet conveniently close to Brighthouse town centre, is this substantial four bedroom detached property. The property, which is well-presented throughout, internally comprises: an entrance hallway, a study, a living room, a dining room, a kitchen which lies adjacent to a useful utility room, a conservatory, four bedrooms, a bathroom, an en-suite with a sauna. The property is ready to move into. Externally, this property benefits from off road parking for four cars, a detached double garage and well-maintained, landscaped gardens. This property is close to excellent schools and is perfect for a growing family! Internal viewings are recommended to appreciate all that this property has to offer.

Features

- Four bedroom detached property
- Off-road parking & a double garage
- Very well presented throughout
- Under-floor heating
- Landscaped gardens with a decked seating area
- Useful shed/ workshop currently used as a gym
- Close to excellent schools
- EPC - C
- Modern kitchen with integral appliances
- Centralised vacuum system

Entrance Hallway

Featuring a dark wood staircase to the first floor accommodation and a stained glass window to the side aspect. The boiler is housed in a storage cupboard under the stairs, along with a secure safe.

Kitchen 5.44m (17'10") x 4.22m (13'10")

A spacious and light dual aspect kitchen with matching wall and base units. The kitchen has integral appliances, including: an oven, a microwave grill, a dishwasher, a fridge and an extractor fan. With an inset sink, a spotlight ceiling, under-floor heating and windows to the side and rear aspects.

Dining Room 4.14m (13'7") x 3.05m (10'0")

Utility Room / Cloakroom 2.57m (8'5") x 2.13m (7'0")

This useful utility room lies adjacent to the kitchen and has a window to the rear aspect. Featuring a Belfast sink and a door providing external access to the rear.

Conservatory 4.24m (13'11") x 3.00m (9'10")

A light conservatory with patio doors providing access to the rear garden. With beautiful views of the garden and direct access to the decked area - perfect for summer evenings!

Downstairs WC

A useful ground floor WC with a matching hand basin and a window to the side aspect.

Living Room 5.38m (17'8") x 4.98m (16'4")

A spacious living room with large windows to the front aspect providing ample natural light. Neutrally decorated with the focal point being a gas fire, with a stone hearth and a wooden lintel.

Study 3.10m (10'2") x 2.06m (6'9")

Currently used as a study, this multi-purpose space has fitted shelving. With a window to the front aspect.

Landing

'L'- shaped and benefiting from an airing cupboard.

Master Bedroom

A large double bedroom with a window to the front elevation. With ample space for a super-king bed, built in wardrobes and wood flooring.

En-suite

This luxurious en-suite has a three piece suite, comprising: a WC, a hand basin and a shower. With under-floor heating, a sauna and a window to the front elevation.

Bedroom Two 3.96m (13'0") x 3.30m (10'10")

A large double bedroom with a window to the rear elevation.

Jack & Jill Bathroom 2.57m (8'5") x 2.54m (8'4")

Accessible from the main hallway and the second bedroom. With a three piece suite, comprising: a WC, hand basin, a corner bath with a shower overhead. Benefiting from a window to the side aspect, under-floor heating and grey tiling.

Bedroom Three 4.95m (16'3") x 2.62m (8'7")

A double bedroom with built-in wardrobes and access to the loft. With a window to the rear elevation.

Bedroom Four 3.99m (13'1") x 2.59m (8'6")

A double bedroom with a window to the front elevation.

External

The property can be accessed via electric gates from Sunnybank Road (off Halifax Road). To the front of the property there is a lawn, shrubbery and steps to the road which provides access to Brighthouse town centre. To the rear of the property there is a decked area, perfect for entertaining guests and a lawn. There is a sheltered BBQ area. The property also benefits from off-road parking and a double garage with electric doors. The garage has power.

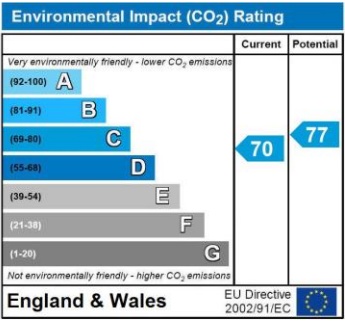
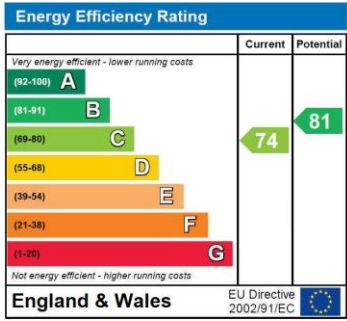
Shed/ Workshop

There is a useful space, which is currently used as a gym and has electric.

Directions

From Brighthouse town centre, take Halifax Road and then turn left onto Sunnybank Road. Before the flats, turn left and the electric gates will be seen.

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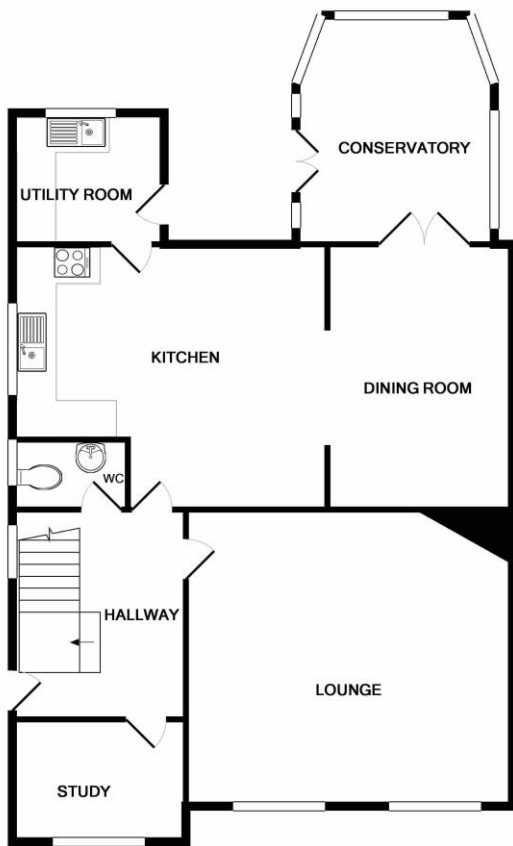
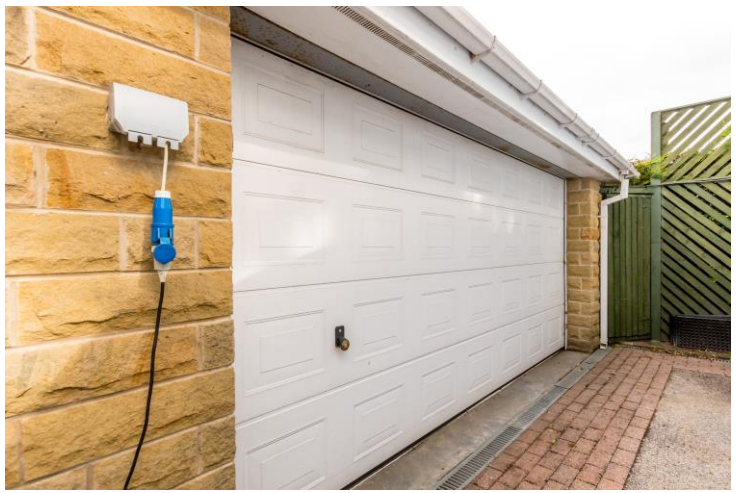
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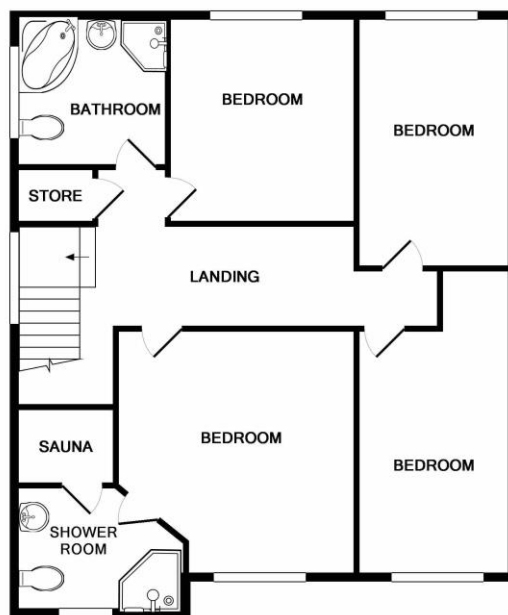
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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