



**Bradford Road, Brighouse, HD6 4AD**

**£230,000**

**E&H** Holmes  
ESTATE AGENTS

An impressive, three bedroom period property with views across Wellholme Park which has retained many original features and will make a substantial home suited to many types of buyers. The property benefits from two large reception rooms, useful cellar rooms and low maintenance gardens to both front and rear and is ideally located for access to the M62 corridor along with the amenities of Brighouse.

The accommodation, in brief, comprises: Entrance hall, lounge, second reception room, kitchen, rear entrance porch and access to the cellar to the ground floor. On the first floor are three bedrooms and the house bathroom. To the front of the property is an enclosed shingle and patio garden with an enclosed patio garden to the rear.



### Entrance Hall

Wood panelling. Original coving. Radiator. Cupboard. Door to cellar. Original wooden front door.

### Lounge 13'7" x 14'0" (4.165 x 4.278)

Coal effect, living flame gas fire. Radiator. UPVC double glazed window to front elevation.

### Second Reception Room 13'8" x 12'8" (4.176 x 3.869)

Coal effect, living flame gas fire. Built in cupboard. Radiator. UPVC double glazed window to rear elevation.

### Kitchen 8'10" x 6'10" plus recess (2.706 x 2.106 plus recess)

Fitted kitchen with a range of wall and base units. Asterite one and a half bowl sink. Gas cooker point. Plumbing for washing machine. Radiator. UPVC double glazed window to rear elevation.

### Rear Entrance Porch

UPVC construction.

### Cellar Room One 6'3" x 26'7" max (1.906 x 8.108 max)

### Cellar Room Two 8'10" x 13'8" (2.710 x 4.167)

Boiler.

### Cellar Room Three 4'1" x 7'10" (1.269 x 2.400)

### Landing

Stairs from entrance hall with wrought iron balustrade.

### Bedroom One 13'8" x 13'11" (4.186 x 4.259)

Original wooden floor. Picture rail. Coal effect, living flame gas fire. Radiator. UPVC double glazed window to front elevation.

### Bedroom Two 13'8" x 13'11" (4.186 x 4.259)

Coal effect, living flame gas fire. Picture rail. Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

### Bedroom Three 7'6" x 6'1" (2.308 x 1.860)

Radiator. UPVC double glazed window to front elevation.

### Bathroom

Three piece suite comprising bath with mixer taps and

electric shower over, wash hand basin and WC. Partially tiled. Radiator. Cupboard. Loft access. UPVC double glazed window to rear elevation.

### Front Garden

Shingle and patio garden with mature planting.

### Rear Garden

An enclose patio garden. Greenhouse. Outside tap.

### Council Tax Band

This property is council tax band C

### Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

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### Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property are food.master.hopes

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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