



Bradford Road, Brighouse, HD6 4AD

£225,000

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 enclosed patio garden. Greenhouse. Outside tap.

Council Tax Band

This property is council tax band C

Disclaimer

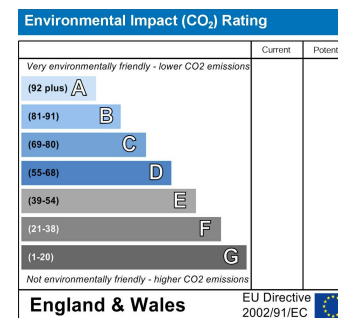
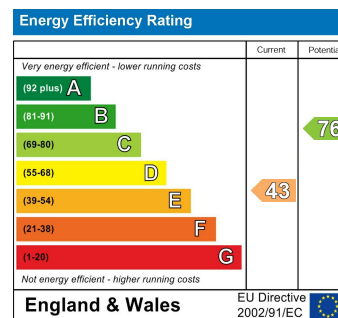
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Location

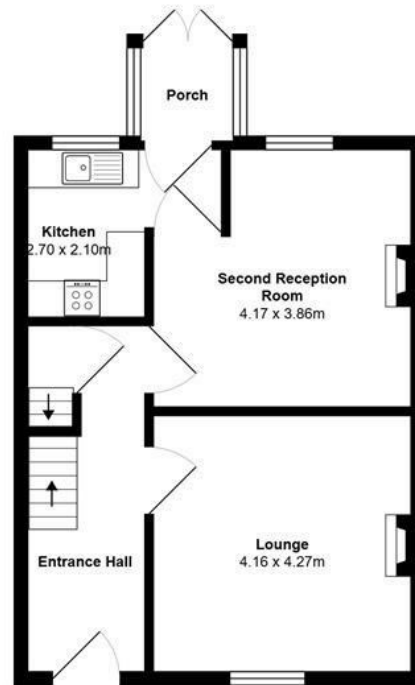
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The three words designated to this property are food.master.hopes

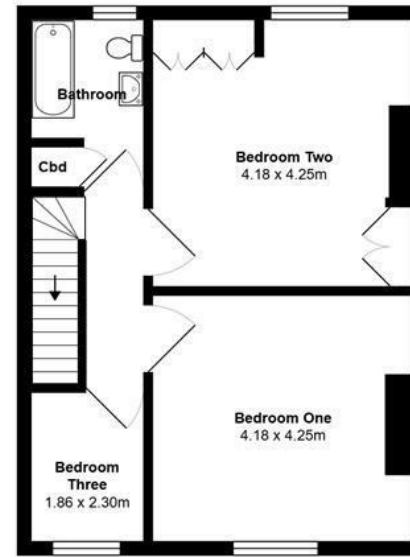




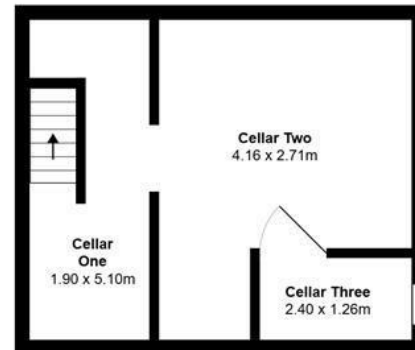




Ground Floor



First Floor



Cellar

All measurements are approximate and for display purposes only

