



Cawcliffe Drive, Brighouse, HD6 2HU
£330,000

E&H Edkins Holmes
ESTATE AGENTS

A beautifully presented, four-bedroom dormer bungalow situated in a highly sought-after area of Brighouse. This versatile home offers spacious accommodation, including a large living/dining room and a well-proportioned kitchen. On the ground floor, there is an adaptable room ideal as a double bedroom or additional living space, complemented by a convenient cloakroom.

The first floor comprises three bedrooms and a modern shower room, providing flexible family living. Outside, the property enjoys an attractive garden with lawn and patio areas, raised flower beds, and a greenhouse, perfect for outdoor enjoyment. Additional benefits include driveway parking leading to a detached single garage.

An ideal family home in a popular location, offering both comfort and practicality.



Spacious Entrance Hall

Radiator. UPVC front door and double glazed elevation.

Cloakroom

WC and wash hand basin. Towel radiator. UPVC double glazed window to side elevation.

Living/Dining Room 20'3" x 10'11" plus 11'0" x 9'8" (6.180 x 3.343 plus 3.361 x 2.961)

A well proportioned L-shaped reception room. Gas stove. Three radiators. UPVC double glazed to side elevation window.

Kitchen 10'10" x 9'9" (3.315 x 2.986)

Fitted kitchen with a range of wall and base units. Cookmaster range cooker (by separate negotiation). Ceramic Belfast sink. Plumbing for washing machine. Boiler. Radiator. UPVC double glazed door to rear and side elevation. UPVC stable door to rear.

Landing

Stairs from entrance hall. UPVC double glazed window to front and side elevation.

Bedroom One 15'6" x 10'11" (4.733 x 3.342)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Two 9'4" x 10'11" (2.845 x 3.344)

Radiator. UPVC double glazed window to front elevation.

Bedroom Three 12'0" max x 9'5" max (3.666 max x 2.885 max)

L-shaped room. Built in wardrobe. Radiator. UPVC double glazed window to rear elevation.

Shower Room

Shower cubicle. Wash hand basin. WC. Chrome towel radiator. UPVC double glazed window to side elevation.

Detached Garage

Power and light. Composite door to rear garden. UP and over garage door.

Parking

Driveway leading to the garage,

Front Garden

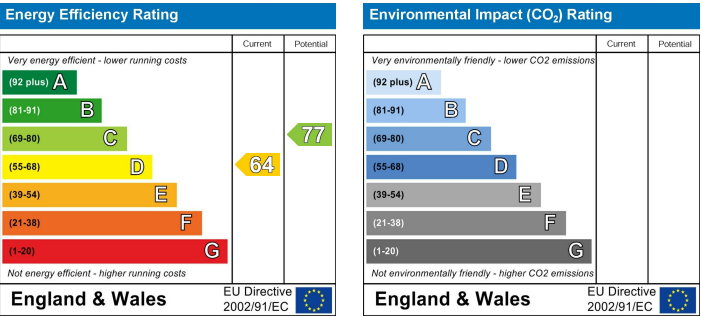
Lawn Garden.

Rear Garden

Lawn and patio garden with raised flowerbeds. Fruit and holly trees. Greenhouse.

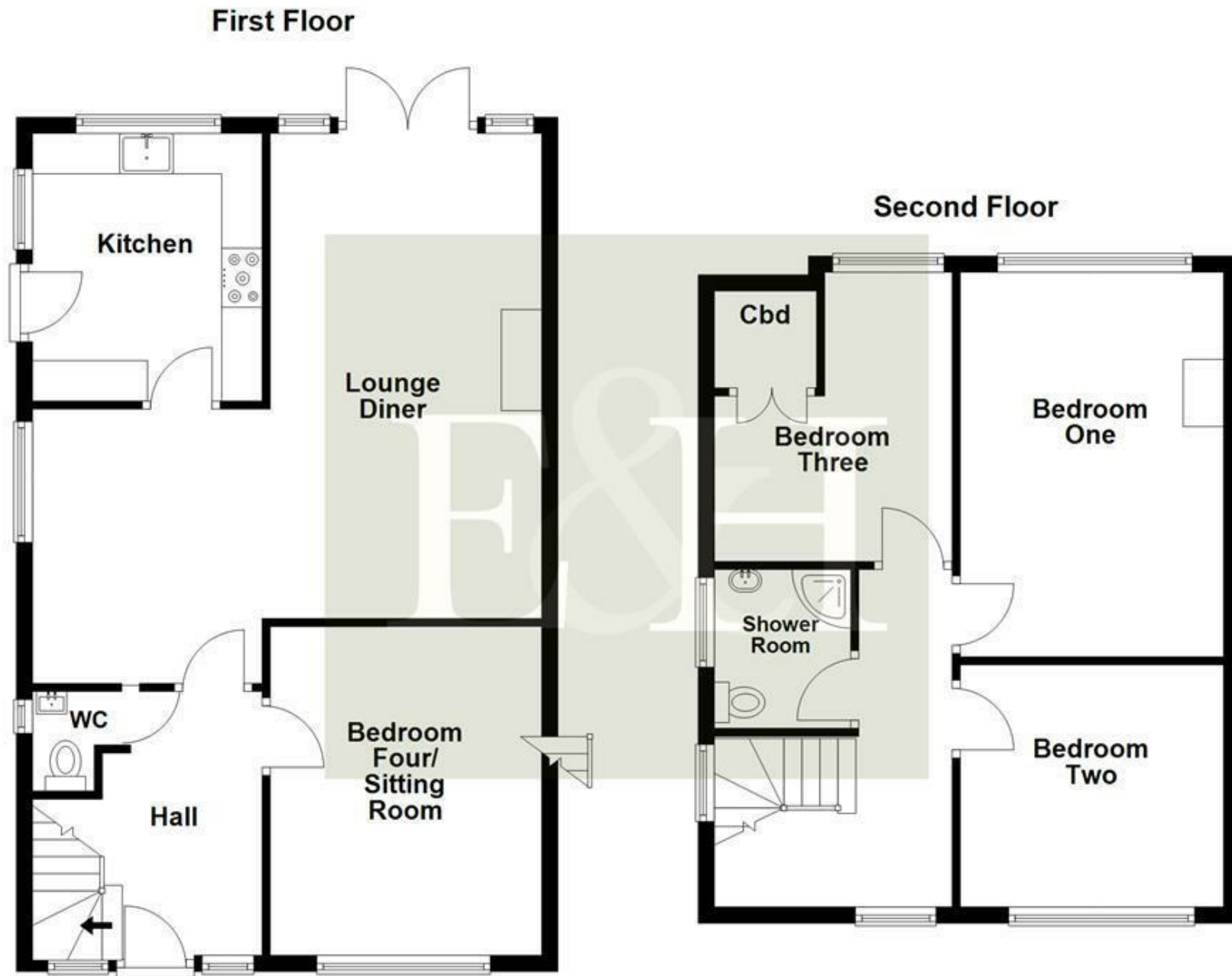
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