



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

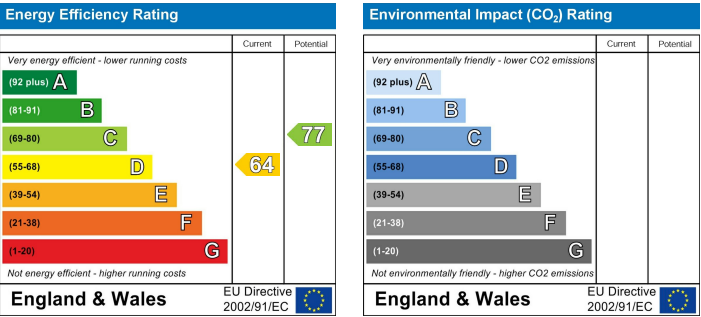
Lawn Garden.

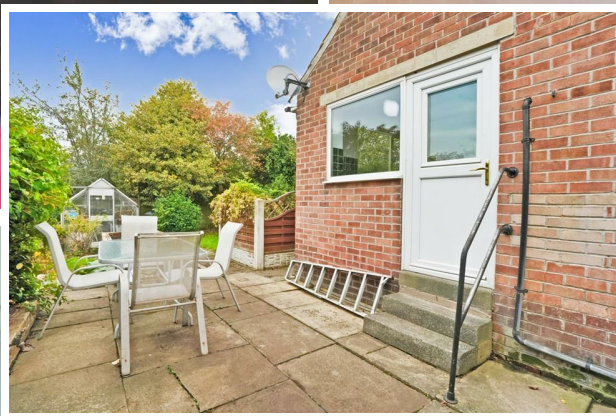
Rear Garden

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

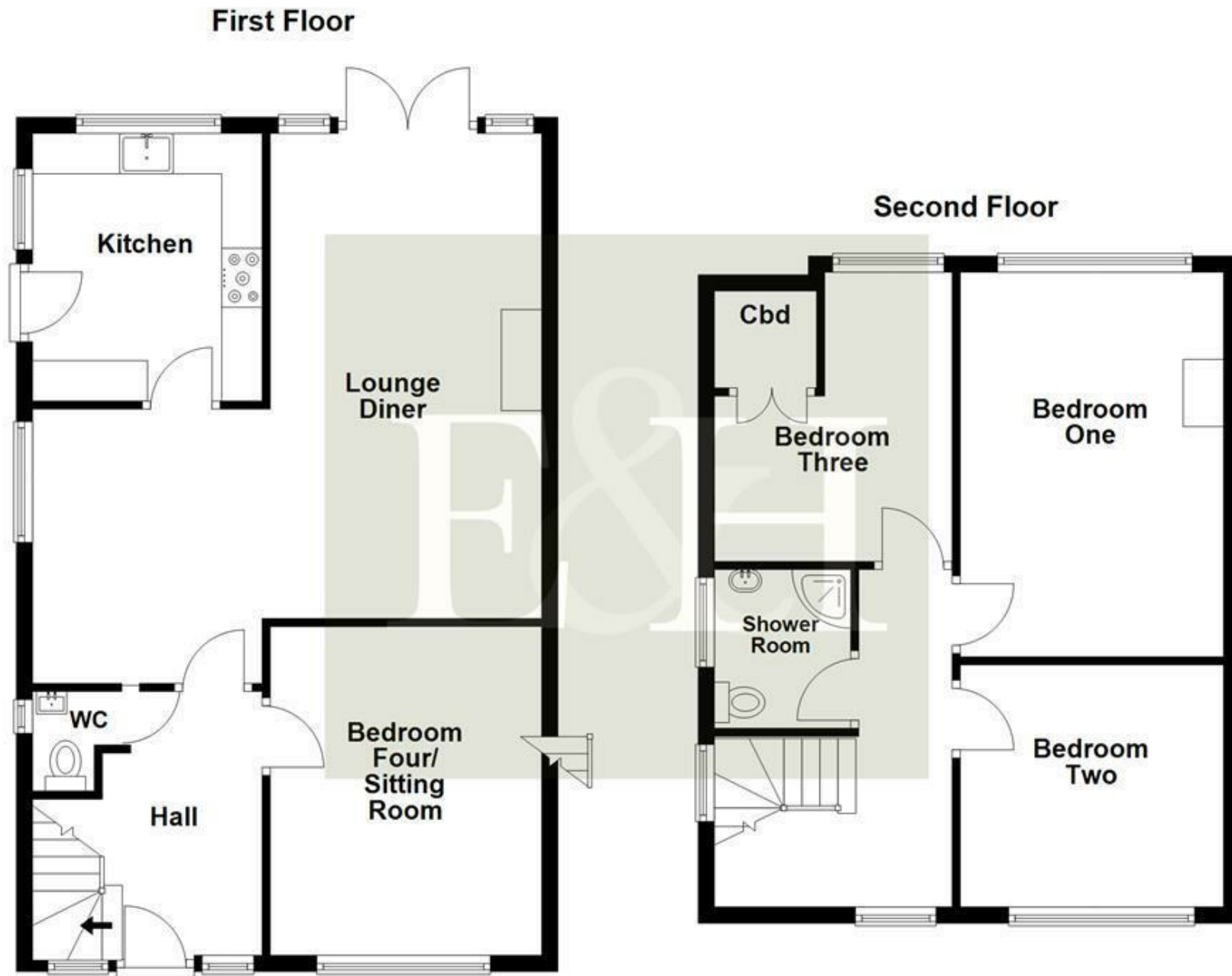
Disclaimer

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. We are not a member of a client money protection scheme.









All measurements are approximate and for display purposes only
Plan produced using PlanUp.