



**3 Bedroom  
Detached House for Sale**

**Braeburn House, Scopsley Lane, Whitley, WF12 0NG**

**Asking Price: £285,000**



Immaculate three bedroom detached home enhanced by double glazing and gas central heating with accommodation comprising; Entrance vestibule leading through to inner hallway having under stairs storage cupboard and downstairs w.c, the lounge is located to the front of the property and is a good size with gas fire in feature surround, the dining kitchen situated to the rear with good range of units to include; 5 ring gas hob, oven and extractor, space for fridge/freezer and washing machine with door to side.

To the first floor there are 3 double bedrooms, the master bedroom having full range of fitted wardrobes and en-suite comprising; shower, low flush toilet and wash hand basin set in vanity unit. The modern house bathroom is half tiled and incorporates; bath, corner shower, low flush toilet and wash hand basin.

The outside of the property is well maintained with pebbled area for parking to the front, the rear garden mainly paved with grassed section and fencing to the sides. A detached garage can also be found to the rear of the property.

#### **LOCATION**

Situated in a much sought after location with rural countryside at hand and local bus routes within minutes walk away.

#### **DIRECTIONS**

The property can be located on Scopsley Lane which is the road to the side of The Woolpack Inn just off Whitley Road.

## **PROPERTY ROOMS & MEASUREMENTS**

### **ENTRANCE VESTIBULE**

#### **HALLWAY**

4.80m (15' 9") X 1.27m (4' 2")

#### **DOWNSTAIRS W.C**

1.75m (5' 9") X 0.99m (3' 3")

#### **LOUNGE**

4.88m (16' 0") X 3.84m (12' 7")

#### **DINING KITCHEN**

6.20m (20' 4") X 3.20m (10' 6")

#### **BEDROOM 1**

4.11m (13' 6") X 3.12m (10' 3")

To wardrobe fronts

#### **EN-SUITE**

2.46m (8' 1") x 1.52m (5' 0")

#### **BEDROOM 2**

3.25m (10' 8") x 3.23m (10' 7")

#### **BEDROOM 3**

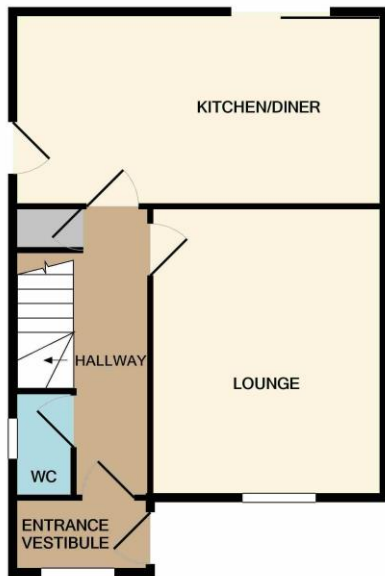
3.05m (10' 0") x 2.62m (8' 7")

#### **BATHROOM**

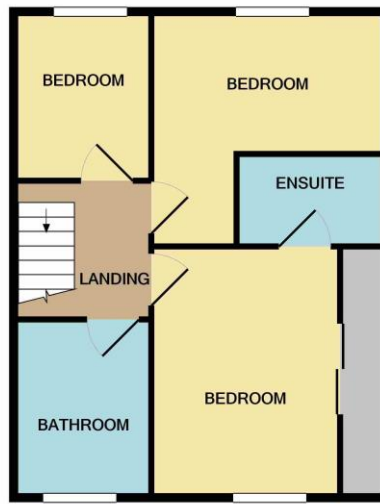
2.92m (9' 7") x 2.31m (7' 7")







GROUND FLOOR  
APPROX. FLOOR  
AREA 555 SQ.FT.  
(51.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 525 SQ.FT.  
(48.7 SQ.M.)

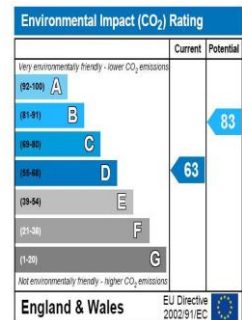
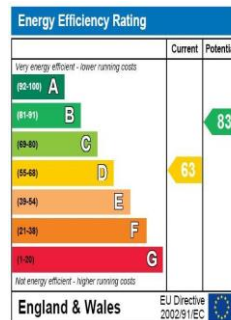
TOTAL APPROX. FLOOR AREA 1079 SQ.FT. (100.3 SQ.M.)

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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### VIEWING ARRANGEMENTS

By appointment with The Agent at:  
Wilcock & Co, 116 Huddersfield Road, Mirfield,  
West Yorkshire. WF14 8AB

Tel: 01924 481005 Email: hello@wilcockandco.com



### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested

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any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.