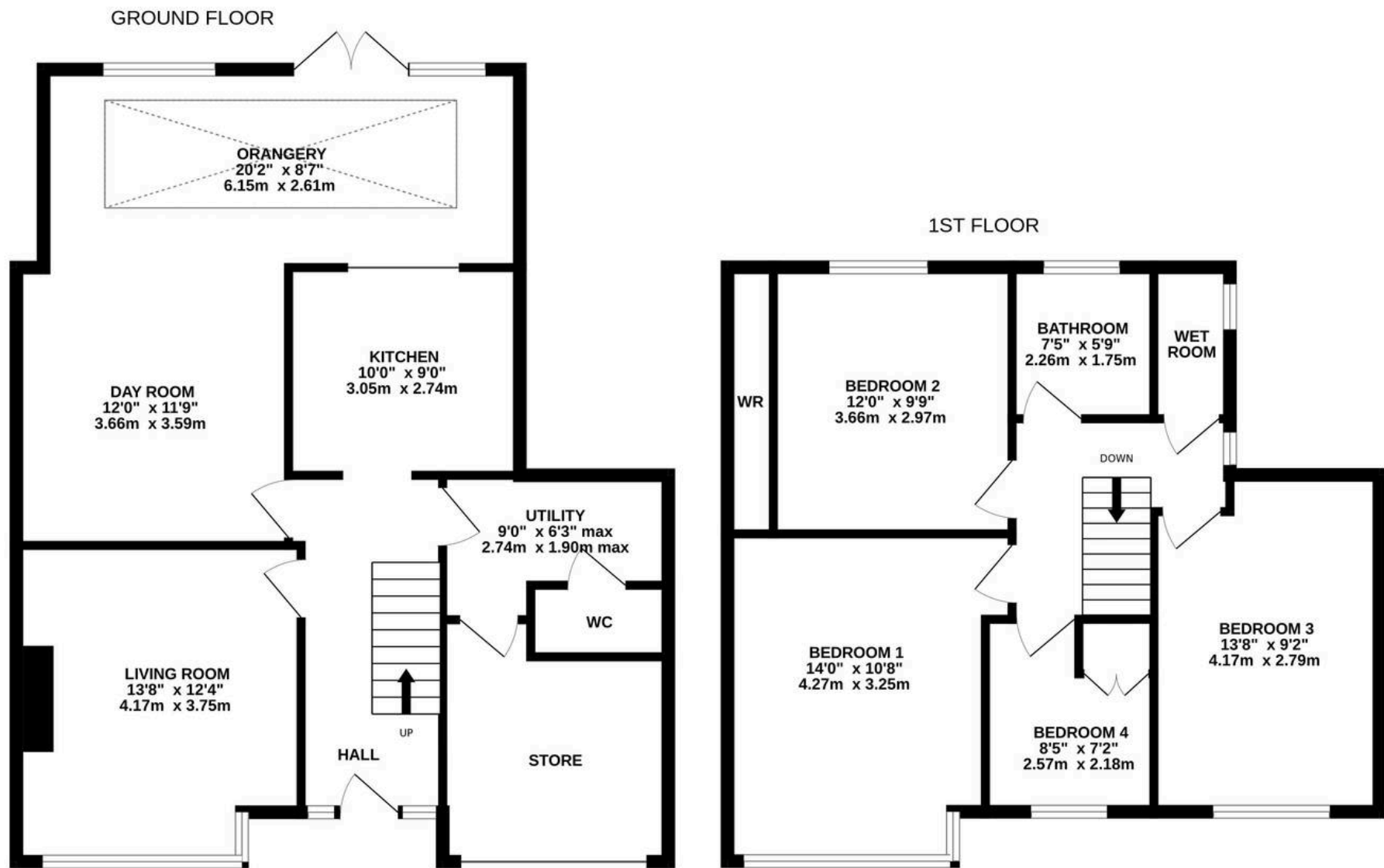




152 Woodhouse Lane

Brighouse

Offers in Region of **£389,950**



WOODHOUSE LANE

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152 Woodhouse Lane

Brighouse

A beautifully presented and tastefully appointed four bedroom semi detached house with large orangery looking out onto a west facing rear garden.

The property is located within a desirable and well regarded residential area with local corner shop and within walking distance of Woodhouse junior and infant school. Further amenities are available in Brighouse with shops, three supermarkets and railway station with London service and just a short drive from J24 and J25 of the M62.

The accommodation is served by a gas central heating system, pvcu double glazing. Briefly comprising to the ground floor entrance hall, living room, day room, orangery, stylish modern fitted kitchen, utility room and downstairs WC. First floor landing leading to four bedrooms, bathroom and wet room. Externally to the front of the property there is a tarmac parking area for two to three cars, useful store with electric roller door and west facing rear garden with Indian stone flagged patios and lawn.



Ground Floor

Entrance hall with a composite panelled and frosted double glazed door with frosted pvcu double glazed windows to either side and above, all of which provide the hallway with plenty of natural light. There is a ceiling light point, ceiling coving, vertically hung radiator, spindled staircase rising to the first floor and with Herringbone wood effect flooring which continues into the kitchen and utility room. From the hallway access can be gained to the following..-

Living Room

This is approached through a timber and bevelled glass door, there is a decorative ceiling rose with ceiling light point, ceiling coving, central heating radiator, walk in bay with pvcu double glazed windows to two elevations, which provide the room with plenty of natural light. As the main focal point there is a feature fire place with limestone surround with flame effect electric fire which rests on a limestone hearth with bevelled edge.

Kitchen

10' 0" x 9' 0" (3.05m x 2.74m)

This overlooks the orangery and has an oak breakfast bar which divides the kitchen from the orangery. There are inset led downlighters, vertically hung radiator, Herringbone wood effect flooring. There are a range of cream gloss handle less soft closing base and wall cupboards, complimented by overlying worktops with matching splashbacks, there is concealed lighting beneath the wall cupboards, inset 1 1/2 bowl single drainer stainless steel sink with extending chrome monobloc tap, five ring stainless steel gas hob with extractor hood over, electric fan assisted oven, microwave, wine cooler, integrated slimline dishwasher, integrated fridge, carousel unit, vertically hung radiator and cupboard housing a gas fired central heating boiler.



Day Room

11' 9" x 12' 0" (3.58m x 3.66m)

This is situated adjacent to the kitchen and open plan to the orangery, there is oak effect laminate flooring which continues into the orangery. There is a ceiling light point, two central heating radiators, fitted display shelving and with a timber and bevelled glass door providing access to a hallway.

Orangery

20' 2" x 8' 7" (6.15m x 2.62m)

As the dimensions indicate this is a generously proportioned room which virtually spans the full width of the property and has a glazed atrium with inset led down lighters, pvcu double glazed windows and pvcu double glazed French doors. There are led pelmet down lighters, central heating radiator, exposed brickwork and as mentioned earlier there is an oak breakfast bar which divides the orangery from the Kitchen.

Utility Room

9' 0" x 6' 3" (2.74m x 1.91m)

With inset led down lighters, pvcu and frosted double glazed door giving access to the rear garden, central heating radiator, Herringbone wood effect flooring, worktop with cupboard beneath and space for under counter washing machine and adjacent to this there is space for a fridge freezer. From the utility room there is a courtesy door giving access to the former garage, now store area and door giving access to a downstairs WC.

Downstairs WC

5' 8" x 2' 2" (1.73m x 0.66m)

With Herringbone wood effect flooring, inset led down lighters, extractor fan, ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap and low flush WC.





First Floor Landing

With ceiling light point and inset ceiling down lighters, ceiling coving, central heating radiator, pvcu double glazed window and loft access with a fold down timber ladder leading to an insulated and part boarded loft with light. From the landing access can be gained to the following rooms..-

Bedroom One

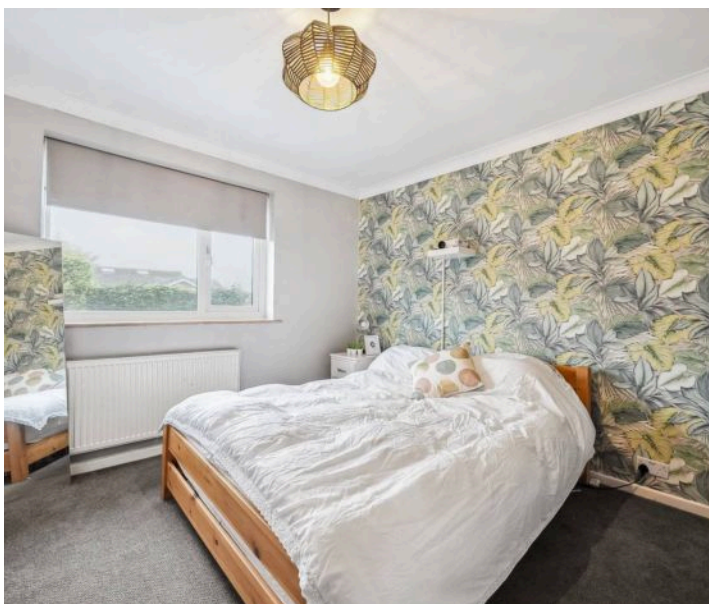
14' 0" x 10' 8" (4.27m x 3.25m)

A double room with a walk in bay having pvcu double glazed windows to two elevations with some pleasant far reaching views over the rooftops, there is a ceiling light point, ceiling coving and central heating radiator.

Bedroom Two

12' 0" x 9' 9" (3.66m x 2.97m)

A double room with a pvcu double glazed window looking out over the rear garden, there is a ceiling light point, ceiling coving, central heating radiator and to one wall there are a bank of fitted wardrobes together with display shelving and cupboards.



Bedroom Three

13' 8" x 9' 2" (4.17m x 2.79m)

A double room with a pvcu double glazed window enjoying a similar aspect to that of bedroom one, there is a ceiling light point, ceiling coving and two central heating radiators.

Bedroom Four

8' 5" x 7' 2" (2.57m x 2.18m)

This is situated between bedrooms one and three, there is a pvcu double glazed window, ceiling light point, ceiling coving, central heating radiator and over the bulk head there is a fitted twin door cupboard with shelving.

Bathroom

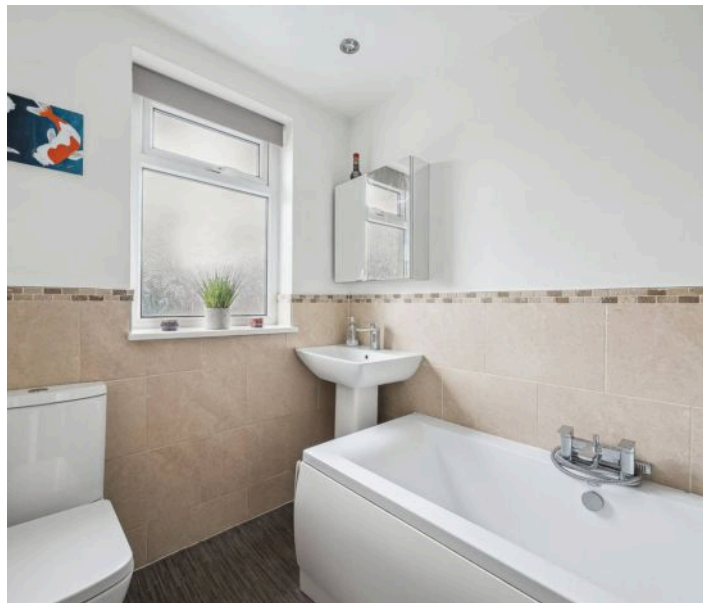
7' 5" x 5' 9" (2.26m x 1.75m)

With a frosted pvcu double glazed window, inset led down lighters, half tiled walls, chrome ladder style heated towel rail and fitted with a suite comprising double ended panelled bath with chrome mixer tap incorporating hand spray, pedestal wash basin with chrome monobloc tap and low flush WC.

Wet Room

6' 0" x 2' 9" (1.83m x 0.84m)

With inset ceiling down lighters, pvcu double glazed window, floor to ceiling tiled walls, tiled floor, recessed toiletry shelving and having chrome shower fitting incorporating fixed shower rose and separate hand spray.



Garden

The property has an enclosed west facing rear garden which can be accessed from either the orangery or utility room, there is an Indian stone paved patio, outside cold water tap, outside lighting and beyond the patio three steps lead up to a lawned garden with planted trees, flowers and shrubs and with two steps leading up to a further Indian stone flagged patio with planted trees and shrubs.

Allocated parking

To the front of the property, there is a tarmac parking area for two to three cars, there is a timber bin store, external lighting and an electric roller door giving access to a useful store room. Store Room – 9'9" x 9'6" This has courtesy door giving access to the utility room, ceiling light, mezzanine storage area and power.



ADDITIONAL DETAILS

CENTRAL HEATING- THE PROPERTY HAS A GAS CENTRAL HEATING SYSTEM DOUBLE GLAZING- THE PROPERTY HAS PVCU DOUBLE GLAZING TENURE- FREEHOLD BUT SUBJECT TO A PERPETUAL YEARLY RENT CHARGE OF £3.15 FROM THE 25TH OF JUNE 1953

VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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