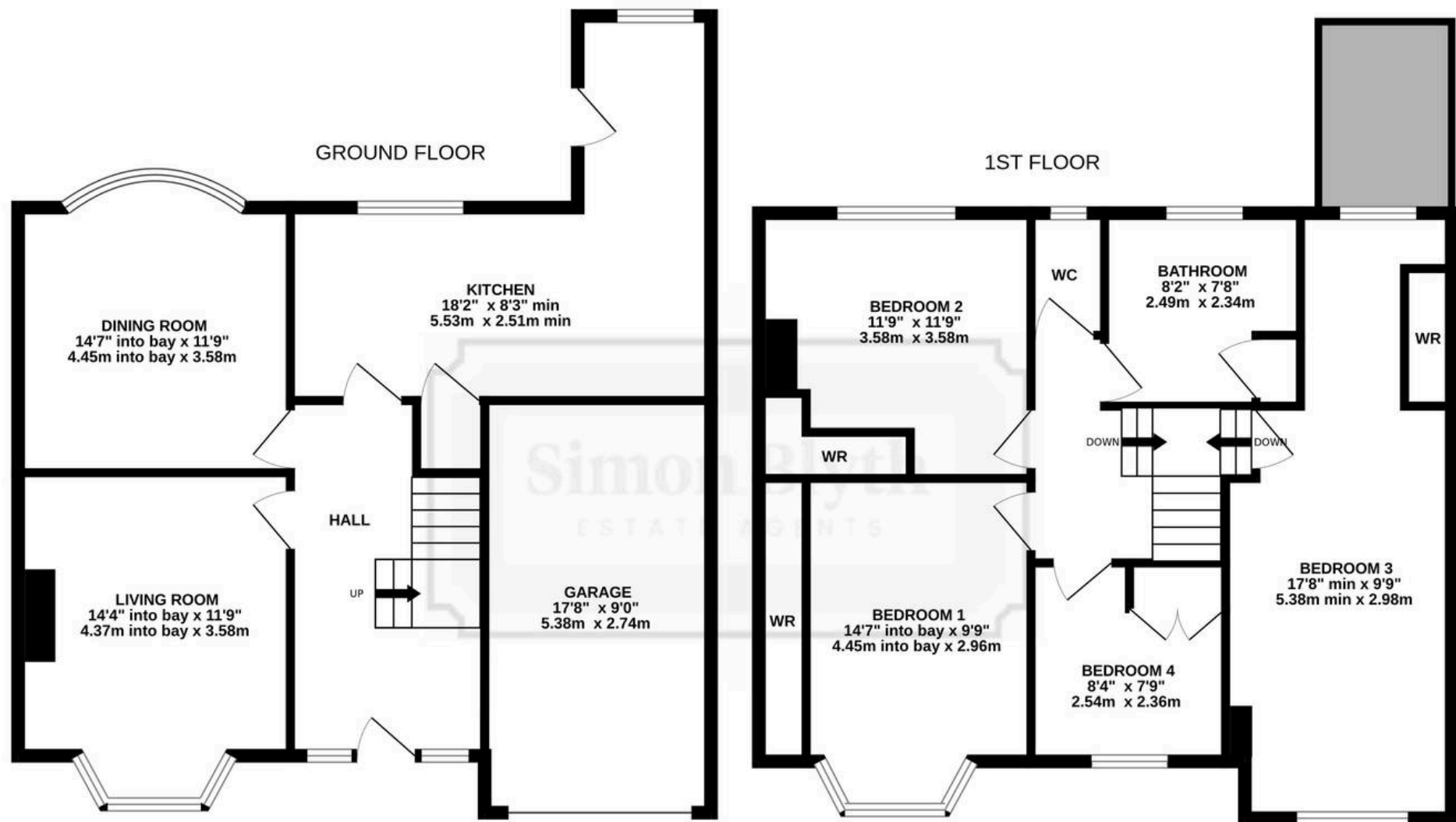




147 Woodhouse Lane, Brighouse
Brighouse

Offers in Region of **£375,000**



WOODHOUSE LANE

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147 Woodhouse Lane

Brighouse,

A mature predominately stone built semi detached family house available with vacant possession and located within this popular and well regarded residential area.

The property was constructed by renowned builders of the time Jagger and later extended by way of flat roof extension above the garage. There is a gas central heating system, majority pvcu double glazing and briefly comprising to the ground floor, oak panelled entrance hall, bay fronted living room, bay fronted dining room, L shaped fitted kitchen with appliances. First floor landing leading to three double bedrooms (one with dressing area), single bedroom, bathroom and separate WC. Externally there is resin driveway to the front and a single garage. To the rear there is a good sized garden with lawn and patio areas, lovely views over farm land, although it should be noted that this will be built on at some point in the future. The property is well placed for local schools including Woodhouse Junior and Infant school, there is a local shop and with railway station and further shopping facilities in Brighouse and accessible for J24 and J25 of the M62 linking East Lancashire to West Yorkshire.



Ground Floor

Entrance Hall

15' 4" x 7' 8" (4.67m x 2.34m)

This has timber panelled and frosted double glazed door, to either side of the door there are frosted glazed windows which provide this area with natural light, there are two ceiling light points and oak panelled sections with picture rail and central heating radiator with oak cover. To one side a return staircase rises to the first floor. From the hallway access can be gained to the following rooms..-

Living Room

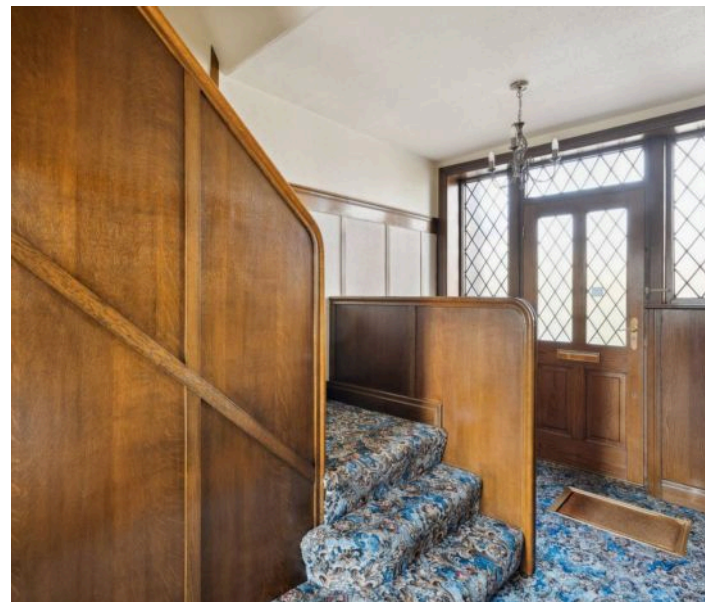
14' 4" x 11' 9" (4.37m x 3.58m)

This is the first of two reception rooms and has a walk in bay with pvcu double glazed windows which are virtually floor to ceiling in height and provide the room with plenty of natural light, there is a ceiling light point, ceiling coving, delft rack, central heating radiator, wall mounted convector heater and as the main focal point of the room, housed within the chimney breast there is a coal effect gas fire which rests on a Quartz hearth.

Dining Room

14' 7" x 11' 9" (4.45m x 3.58m)

This second reception is situated to the rear of the property and has a semi circular bay window which once again has pvcu double glazed windows which are virtually floor to ceiling in height, these provide the room with plenty of natural light as well as taking advantage of some far reaching views. There is a ceiling light point, two wall light points, central heating radiator, serving hatch and as the main focal point of the room there is a random stone fireplace with display niches and home to a coal effect gas fire resting on a random stone hearth.



Kitchen

18' 2" x 8' 3" (5.54m x 2.51m)

This has a pvcu double glazed window enjoying a similar aspect to that of the dining room, there are three ceiling light points, central heating radiator, pantry beneath the stairs, serving hatch and fitted with a range of timber base and wall cupboards, drawers, contrasting overlying worktops with tiled splash backs, inset 1 1/2 bowl single drainer sink with chrome mixer tap, leisure range master cooker with four ring gas hob, hot plate, griddle, two electric ovens and grill. This is complimented by a matching leisure extractor hood over, there is an integrated fridge, integrated freezer and the kitchen extends to one side.

Kitchen Extension

8' 3" x 5' 9" (2.51m x 1.75m)

Has a pvcu double glazed window, composite panelled and frosted double glazed door giving access to the rear garden, ceiling light point and having range of fitted base and wall cupboards matching those of the kitchen with contrasting overlying worktops, tiled splash backs, under counter space for washing machine and cupboard housing an ideal gas fired central heating boiler fitted in May 2016.





First Floor Split Landing

With ceiling light point and loft access which has a ladder leading to useful boarded loft space. The landing panelling to dado height and gives access to the following..-

Bedroom One

14' 7" x 9' 9" (4.45m x 2.97m)

A double room with walk in bay having pvcu double glazed windows, ceiling light point, central heating radiator and to one wall there are fitted wardrobes with cupboards over and central dressing table with drawers beneath.

Bedroom Two

11' 9" x 11' 9" (3.58m x 3.58m)

A double room situated to the rear and having a pvcu double glazed window with lovely far reaching views, there is a ceiling light point, central heating radiator, chimney breast and fitted furniture including floor to ceiling wardrobes, display shelving and desk with cupboard beneath.

Bedroom Four

8' 6" x 7' 9" (2.59m x 2.36m)

This is situated to bedroom one and has a pvcu double glazed window, ceiling light point, central heating radiator and fitted wardrobe over the bulk head.



Bathroom

8' 2" x 7' 8" (2.49m x 2.34m)

With frosted pvcu double glazed window, inset led down lighters, cylinder cupboard, ladder style heated towel rail, floor to ceiling tiled walls and fitted with a suite comprising vanity unit incorporating wash basin with mirror fronted cupboards over with pelmet down lighters, panelled bath with chrome monobloc tap and shower cubicle with chrome shower fitting.

Separate WC

4' 7" x 2' 5" (1.40m x 0.74m)

With a ceiling light point, frosted pvcu double glazed window, floor to ceiling tiled walls, central heating radiator and low flush WC.

Bedroom Three

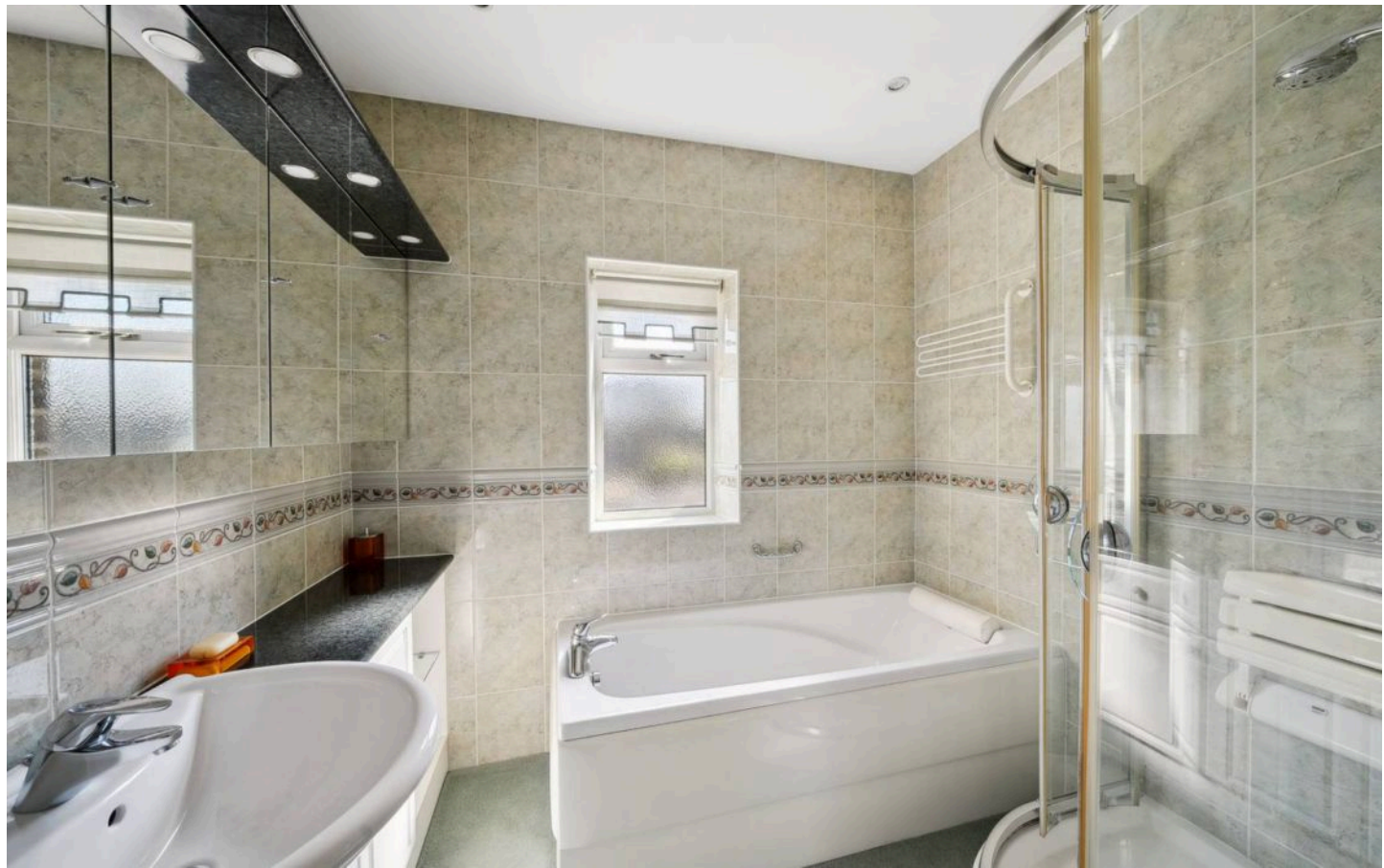
17' 8" x 9' 9" (5.38m x 2.97m)

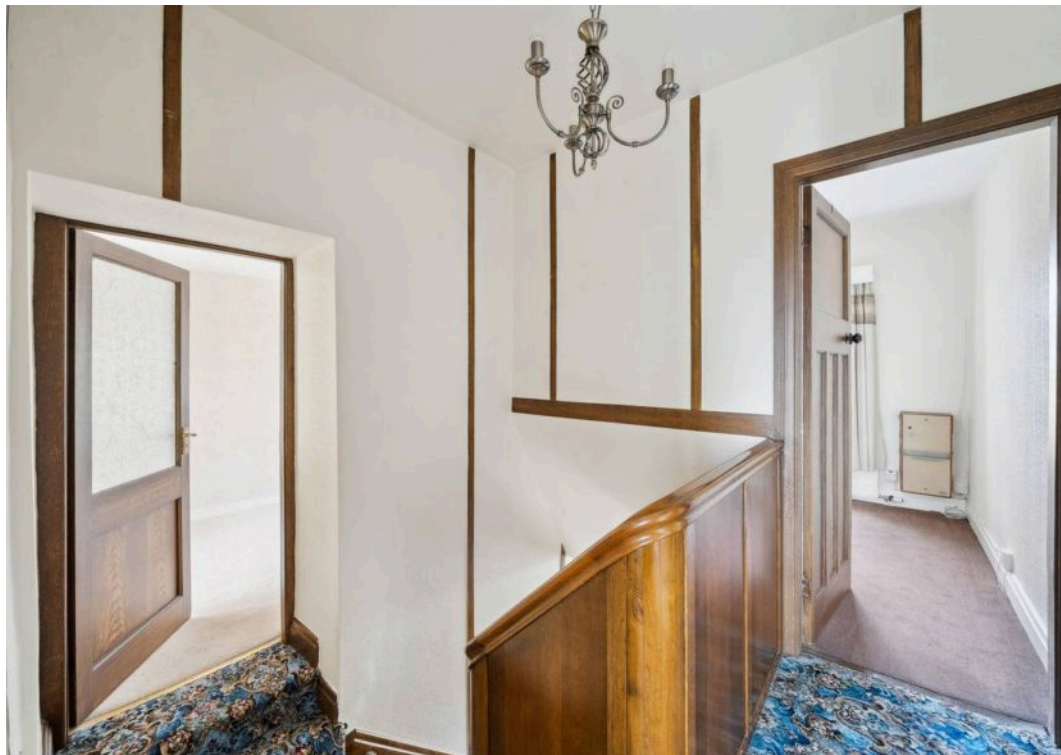
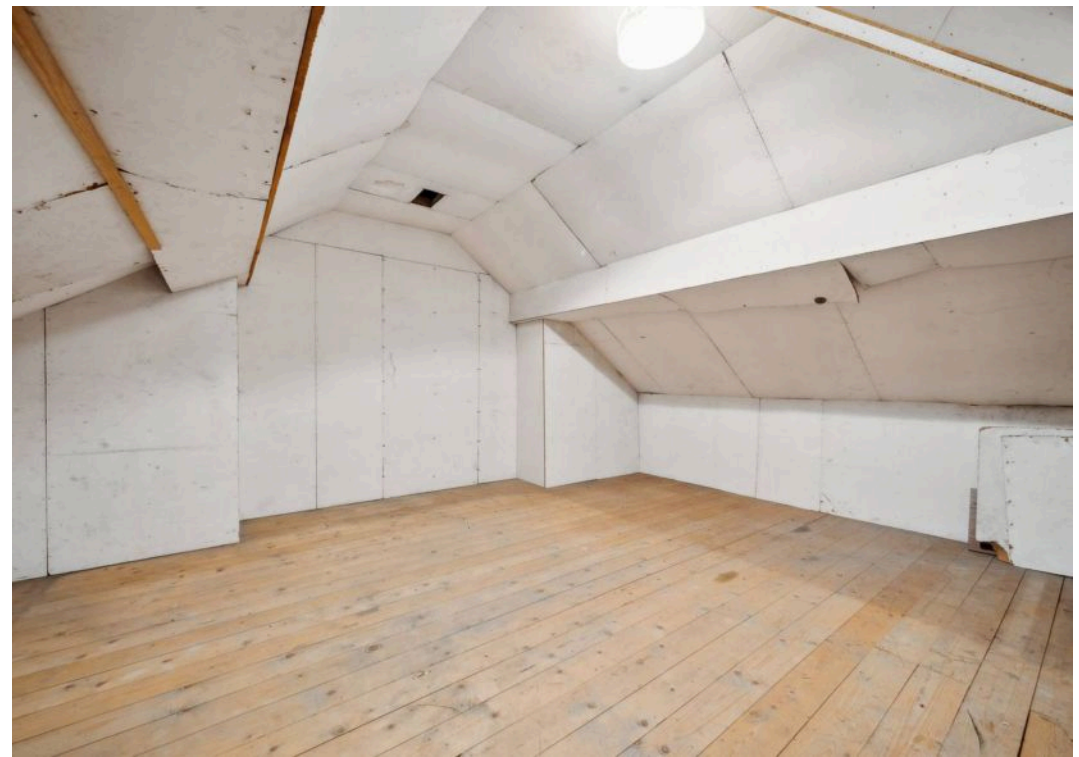
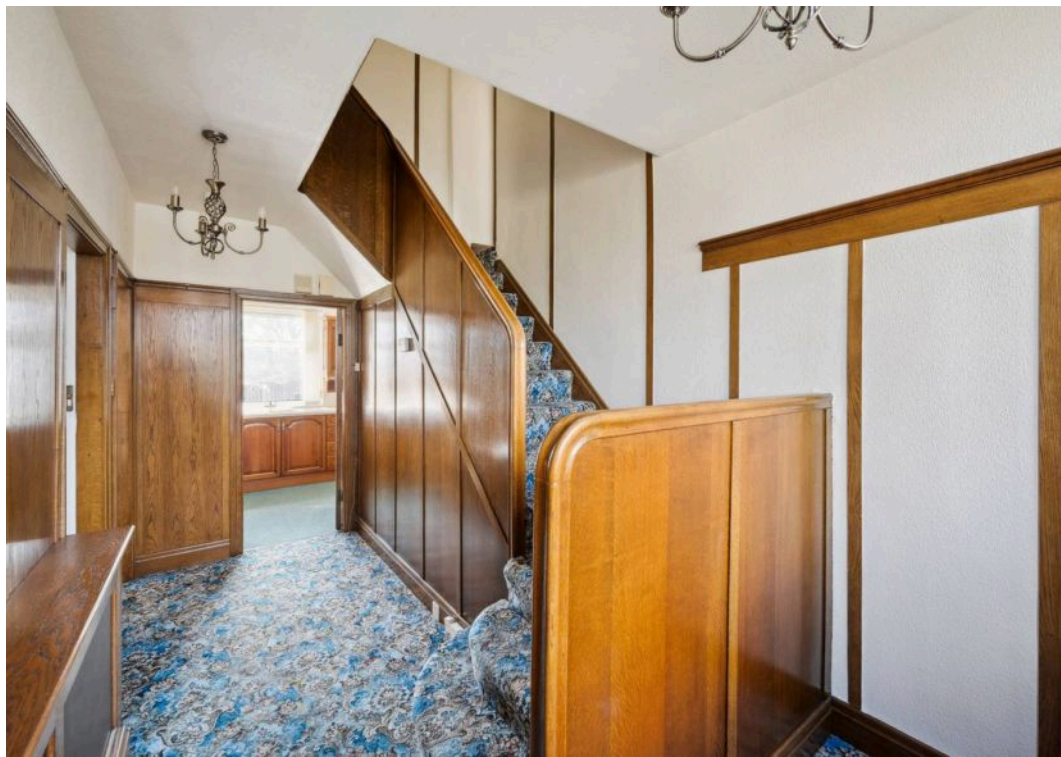
This is accessed to the far side of the split landing over the garage and has a pvcu double glazed window to the front elevation, ceiling light point and central heating radiator.

Dressing Area

9' 6" x 6' 9" (2.90m x 2.06m)

This situated to the rear of bedroom three and has pvcu double glazed window enjoying far reaching views, there is a ceiling light point, to one side there is a mirror fronted sliding door wardrobe and opposite there is a vanity unit incorporating wash basin with chrome monobloc tap, fitted cupboards and mirror.





Garden

To the front of the property there is an area of crushed blue slate with planted trees and shrubs. To the right hand side of the house a resin pathway leads to a timber hand gate which gives access to the rear garden.

Rear Garden

Generously proportioned with a stone crazy paved patio, there are two lawned gardens, planted trees, flowers and shrubs, timber garden shed and green house. It should be noted that at present the property enjoys some lovely views across fields however it is likely this land will have residential development at some point in the future.

Driveway

To the front of the property there are stone gate posts which lead onto a resin driveway which continues across the front of the property as well as providing access to the garage. Garage is 17'8" x 9' with up and over door, power and light.



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

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Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street – HD3 3JP

01484 651878

huddersfield@simonblyth.co.uk

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