



136a Dewsbury Road

, Brighouse, HD6 3QD

O.I.R.O £279,000



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Welcome to Dewsbury Road, Brighouse - a charming location perfect for those seeking a new place to call home. This delightful three-bedroom detached house offers a wonderful living space with one reception room and a large kitchen diner, ideal for relaxing or entertaining guests.

The property boasts a master bedroom with an en-suite bathroom, providing a touch of luxury and convenience. With an additional bathroom, there will be no more morning rush hours in this household.

Parking will never be an issue with space for two vehicles on your private driveway. The private garden is a lovely spot for enjoying a cup of tea on a sunny day or for children to play in a safe environment.

This house is ready to move into, meaning you can start creating memories from day one. The excellent commuter links and easy access to the motorway make this property a dream for those who need to travel for work or leisure.

Don't miss out on the opportunity to make this house your home - book a viewing today and start imagining the wonderful life you could have in this beautiful property on Dewsbury Road.

Entrance

Entrance through a composite door into hallway.

Kitchen/Diner

12'6" x 18'10" (3.821 x 5.748)

A generous kitchen diner with wall and base units into complementary worktops. Inset stainless steel sink and drainer. Space and plumbing for a washer.

Integrated fridge freezer and oven, hob and hooded extractor fan. Tile splashback. Additional living space for a dining table.

Living Room

14'3" x 15'2" (4.368 x 4.646)

Large living room with neutral decor and carpets. Benefitting from lots of natural light through french doors, a rear window, a side window and two windows to the front. Additional storage space from an understairs cupboard.

Downstairs WC

7'1" x 2'9" (2.161 x 0.86)

A downstairs wc with handbasin and extractor fan.

Landing

A window to the rear.

Bedroom Three

12'0" x 8'11" (3.677 x 2.74)

A double bedroom with a window to the rear and carpeted floor.

Bedroom Two

12'0" x 9'6" (3.674 x 2.911)

A double bedroom to the front elevation with two windows. Benefitting from vinyl flooring.

Bedroom One

14'3" x 9'5" (4.367 x 2.876)

Master bedroom with a Juliette balcony to the rear, a window to the front and an en-suite.

En-suite

4'2" x 4'5" (1.275 x 1.376)

A three piece bathroom suite with a shower cubicle, a wc and hand basin. A window to the front.

Externally

A good sized enclosed garden to the side of the property with artificial lawn and patio which continues to the front and rear. A driveway for two cars.

Directions

For Satnav please use the postcode HD6 3QD.

Viewings

Viewings are strictly by appointment only. Please contact SW Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a

general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SW PROPERTY NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



Road Map



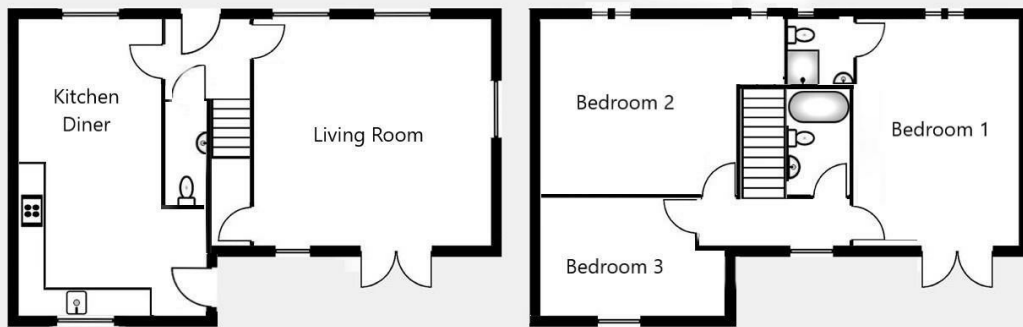
Hybrid Map



Terrain Map



Floor Plan

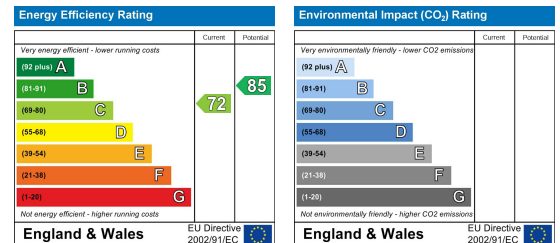


This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.