



Plot 2 Lawn Court, 146 Sycamore View, Brighouse, HD6 2DT

Offers Over £600,000

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The Law Court is an exclusive development of three executive five-bedroom family homes situated in the extremely popular residential area of Brighouse. These impressive properties have been built to an exceptionally high standard and offer all the luxuries of a modern detached family home. The Lawn Court it's tucked away just off Halifax Road and is within easy reach of both Hove Edge and Brighouse town centre, offering bars restaurants and shopping. Brighouse train station also has direct trains to Manchester Leeds and London. This property is ideal for commuters with its easy access to major road networks.

ENTRANCE HALL

The composite front door leads into an impressive hallway. other internal doors lead to the study, living room and the kitchen dining room.

STUDY

A useful space ideal if you're working from home. There's a window overlooking the front of the property.

LOUNGE

A good size room ideal for relaxing. Plenty of space for furniture and a UPVC window with views of the front of the property. This room also has doors leading to the open-plan living room/kitchen.

OPEN PLAN KITCHEN/DINING/LIVING AREA

This stunning room is the heart of this house. It is a very generous size and offers plenty of space for living, eating and cooking.

The kitchen area offers a fully fitted kitchen with a range of floor and wall-mounted storage units and drawers. wall-mounted double oven and inbuilt microwave, Five ring hob with stainless steel extractor fan above. Integrated fridge freezer/dishwasher and an impressive island with a pop-up electrical socket and a sink with a mixer tap. Please note if reservations are made early some individual and bespoke kitchen changes can be made. The living/ family area is a good size space ideal for everyday use. There is space for a large family dining table and chairs and sofas, ideal for all the family. This impressive room also office two sets of bifold doors leading out to the rear garden and terrace.

WC

Low level a flush WC, pedestal washbasin and frosted glass UPVC window.

UTILITY ROOM

Floor and wall-mounted storage units, space for washing machine and dryer. There's also a composite door leading out to the side of the property.

FIRST FLOOR LANDING

Stairs to the first floor and doors leading to the bedrooms and bathroom.

MAIN BEDROOM

A double-size room with a UPVC window and views overlooking the rear of the property. There's a walking dressing room and ensuite shower room.

ENSUITE SHOWER ROOM

Low profile shower cubicle with a thermostatic control mixer shower, low-level flush WC and a pedestal wash basin.

BEDROOM TWO

Double size room with a UPVC window with views to the front of the property. Door leading to an en suite shower room.

ENSUITE SHOWER ROOM

Low profile shower cubicle and a thermostatically controlled mixer shower. Low-level flush WC and pedestal wash basin.

BEDROOM THREE

Double size room with a UPVC window and views to the rear.

Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	