



## Strathern, Brookroyd Avenue, Brighouse, HD6 4BX

Offers Over £375,000

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A unique and deceptively spacious detached residence situated in an elevated position in Brighouse. Benefiting from a large wrap-around garden, detached double garage, new UPVC sash windows and house bathroom. A fantastic opportunity with further development options available.



#### Entrance.

Leading from the private drive with room for multiple cars. Entrance porch with ample storage needs.

#### Kitchen/Diner.

A fully fitted kitchen with a range of low-level and high-storage cupboards and units. Generous worktop space with a detached kitchen island offering further storage and worktop space.

#### Dining Room.

A large dining room that can accommodate a large dining table and range of chairs. Plentiful room for free-standing furniture and sideboards.

#### Lounge.

A spacious lounge that can accommodate a range of sofa arrangements, free-standing lounge furniture and media cabinet. Feature log effect gas stove and mantle piece with exposed wooden beams adding additional character.

#### Living Room/Third bedroom

A secondary lounge that can accommodate a sofa suite with additional free-standing lounge furniture and a coal-effect gas fire. This room could also be used as a third bedroom.

#### Cloak/Boot Room.

Additional storage and shelving with access to the rear garden and cellar.

#### First Floor Landing.

Access to bedrooms one, two and bathroom.

#### Bedroom One - Principal.

A generous principal bedroom that can accommodate a king-sized bed, bedside tables and free-standing bedroom furniture. Full-length fitted wardrobes plus walk-in cupboard/wardrobe.

#### Bedroom Two.

A spacious double bedroom that can accommodate a large double bed, bedside tables and free-standing bedroom furniture.

#### Bathroom.

A brand new house bath and shower room complete with a fitted bath and walk-in shower unit, low-level flush WC and wash hand basin. Heated towel rail with additional storage available. One radiator with a supplementary heating element for when central heating is off.

#### Garden.

Wrap around lawn with established trees and hedgerows adding additional privacy. Patio seating area that can accommodate outdoor furniture.

#### Garage & Parking.

Private parking on the drive with room for multiple cars, leading to the detached double garage/workshop 6mx6m in size offering secure parking.

#### Property Extras.

Full wrap-around CCTV & Burglar Alarm.

New UPVC Tilt & Slide Sash Windows.

New Bath & Shower Room.

Serviced Boiler Annually.

Previous Planning Permission Granted With Drawings For Additional Extension If Required.

#### Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





## Viewings

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

