



## 2 Fryergate Brighouse Wood Lane, Brighouse, HD6 2AL

Offers Over £430,000

- Stylish Three-bedroom Detached.
- Modern Style and Decor.
- Double Integral Garage.



## 2 Fryergate Brighouse Wood Lane, Brighouse HD6 2AL

A stylish and one-of-a-kind three-bedroom detached home situated in a semi-rural and prominent position in Brighouse. Offering spacious living accommodation and far-reaching views. The property is within walking distance to local schools, shops and other amenities.



#### Entrance.

Leading from the private drive and patio to the entrance hallway, offering ample storage space. Solid wooden flooring and stylish decor.

#### Lounge.

A spacious family lounge that can accommodate a three-piece sofa suite, coffee table and media unit. Feature log-burning stove and mantle piece. Twin French patio doors with access to the front and rear garden.

#### Kitchen/Diner.

A fantastic versatile open-plan kitchen diner ideal for entertaining guests. This high-end kitchen offers generous floor and wall-mounted storage units and cupboard space. State of the arts integrated appliances consisting of twin head height oven and microwave, 70/30 fridge freezer with plumbing for a dishwasher. The feature breakfast bar consists of an integrated induction hob and a stylish extractor fan. Additional seating for three bar stools.

#### Dining Room.

A private dining area that can accommodate a large dining table and chairs. Additional space for a sofa and coffee table creates an inviting and relaxing space. Access to the front patio via French doors.

#### Office.

A stylish office or guest room. This room comprises from plentiful office furniture and natural light.

#### W.C

Downstairs W.C. with low-level flush W.C. and wash hand basin.

#### First Floor Landing.

Leading to bedrooms one, two, three and the house bathroom.

#### Bedroom One - Principal Room.

The principal bedroom consisting of solid wooden flooring can accommodate a Queen-sized bed, bedside tables and free-standing bedroom furniture. Additional dressing area that can accommodate a lounge chair.

#### En-suite.

Partly tiled en-suite walk-in shower unit with low-level flush W.C. and wash hand basin.

#### Bedroom Two.

A double bedroom that can accommodate a double bed, bedside tables and free-standing bedroom furniture. Fitted sliding wardrobes offer additional storage.

#### Bedroom Three.

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

#### Bathroom.

A partly tiled house bath and shower room consisting of a free-standing bath and separate walk-in shower unit. Low-level flush W.C. and wash hand basin. Additional heated towel rail.

#### Garage & Parking.

Twin integral garage that can accommodate two cars. Additional storage is available. Private parking for multiple cars on the drive.

#### Garden.

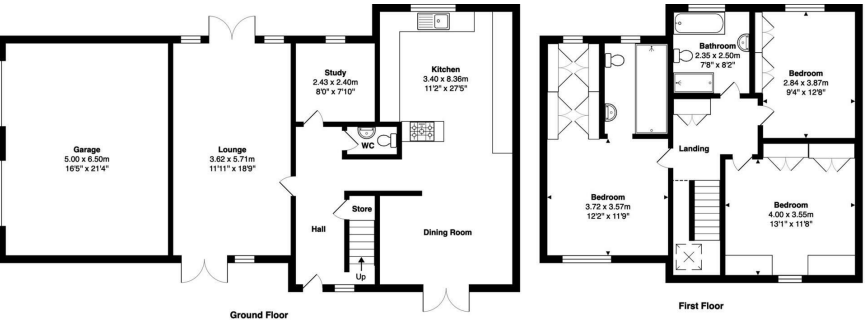
Rear lawn garden and patio seating area that can accommodate outdoor furniture and BBQ area. To the front of the property an additional patio seating area.

#### 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.







Total Area: 149.3 m<sup>2</sup> ... 1607 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only



Viewings

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