



14 Victoria Chase, Bailiff Bridge, Brighouse, HD6 4DE

£365,000

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Experience the convenience of living just minutes away from Brighouse town centre, where you'll find a fantastic variety of local amenities, including four major supermarkets and an array of local businesses. The nearby train station on the Calder Valley line offers easy access to Leeds, Huddersfield, Manchester, Southport, and London King's Cross, making it ideal for commuters. With Junctions 25 and 26 of the M62 and the M606 motorway network just a five-minute drive away, you'll have quick access to Leeds, Manchester, and beyond. The property is also close to top-rated schools for children of all ages. This home is efficiently heated by a gas-fired combination boiler.



Council Tax Band: E



Entrance

A spacious hallway leads to the W/C, utility room, kitchen, lounge, and dining room.

W/C

Features a washbasin, low-level flush, and wall-mounted towel heater.

Lounge

Ample options for seating arrangements, coffee table, and media unit. A large lockable window faces the front of the property, and a feature electric fireplace with a mantelpiece adds a cozy touch.

Dining Room

Accommodates a large family-sized dining table and features new double French doors leading to the rear garden.

Kitchen

A generously sized kitchen with wall-mounted and integrated storage units. Equipped with a cooker, dishwasher, and space for a freestanding fridge freezer. An integrated storage room offers additional space for household items. A large window provides views of the rear garden.

Utility Room

Includes plumbing for a washing machine and dryer, a sink, and a draining board. A brand-new boiler and a door leading to the side of the property for quick access to the integral garage.

Landing

Leads to four double bedrooms, an en suite, and the house bathroom.

Master Bedroom

A carpeted double bedroom with Hammond integrated storage for a minimalist feel. A large window invites plenty of natural light and overlooks the front garden.

En Suite

Features a bar mixer shower, vanity wash hand basin, and low-level flush.

Second Bedroom

A carpeted double bedroom with Hammond integrated storage space and an alcove for

concealed wardrobes.

House Bathroom

Includes a double walk-in shower with a bar mixer tap, a vanity sink, and a washbasin. A wall-mounted towel heater adds comfort.

Third Bedroom

A carpeted double bedroom with space for freestanding furniture.

Fourth Bedroom

A carpeted double bedroom with space for freestanding furniture and views of the rear garden.

Storage Cupboard

Provides additional space for household items.

Garden

A beautifully landscaped garden with plenty of room for outdoor furniture.

Parking

Features a double driveway with access to an electric Pod Point 7kW Solo3 charging point and an integrated garage for additional car parking or storage.

Experience the perfect blend of convenience, comfort, and elegance in this prime location near Brighthouse town centre.

Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe 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.





