



37 Laverock Lane, Brighouse, HD6 2NP

Offers Over £345,000



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A beautifully presented extended three-bedroom semi-detached family home situated in the popular area of Hove Edge. This stunning property offers well-proportioned living accommodation and is close to good local schools, shops, cafes and easy reach of Brighouse town centre.



Entrance Hall

Solid oak flooring with stairs leading to the first floor. UPVC window with a UPVC front door. Doors leading to the living room and kitchen dining room. Door to the WC. Understairs storage cupboard.

WC

Tiled flooring and half Metro brick wall tiles. Window with a view to the side of the property. Low-level flush WC and a pedestal vanity-style wash basin with storage cupboard underneath.

Living room

A good-sized room with solid oak wooden flooring and a wood-burning stove. Bay window offering views to the front of the property with fitted New England-style shutters. The room benefits some high ceilings and style coving.

Kitchen

Delightful open-plan space leading into the dining area. Fully fitted kitchen with a range of floor and wall-mounted shaker-style storage units. Range cooker with a five-ring gas hob. Integrated fridge freezer and an AEG wall-mounted microwave and warming plate. Built-in wine racks. Metro brick tiled splashback. Integrated dishwasher and space for Washing Machine. UPVC window with views overlooking the rear garden. The doorway leads to the garden and patio. Dekton worktop and Kettle boiling hot tap.

Dining room

Solid oak flooring with a bay window and views overlooking the rear garden and patio. Fittedm New England-style shutters and space for a large family dining table and chairs. The room benefits from some high ceilings and coving. Wood burning stove.

First floor landing

Carpeted flooring and doors leading to the bedrooms and bathroom. UPVC window, allowing in plenty of natural light.

Bedroom

Double room with carpeted flooring and a UPVC window with views to the rear of the property. The window is fitted with New England-style shutters. There is space for two wardrobes in the chimney recesses.

Bathroom

Period style tiled flooring with a large low profile walking shower cubicle. Thermostatically controlled mixer shower

with rainfall showerhead and handheld attachment. Wall-mounted wash basin with vanity storage drawer underneath and waterfall chrome mixer tap. Low-level flushed and a period-style wall-mounted towel rail. The room benefits from floor-to-ceiling ceramic tiles and a storage cupboard. Frosted glass UPVC and inset ceiling LED spotlights.

Bedroom

A good-sized single room with carpeted flooring and a UPVC window with views overlooking in front of the Property. The windows have been fitted with England-style shutters.

Bedroom

Double size room with carpeted flooring, UPVC window with views to the front of Property. Space for Wardrobes.

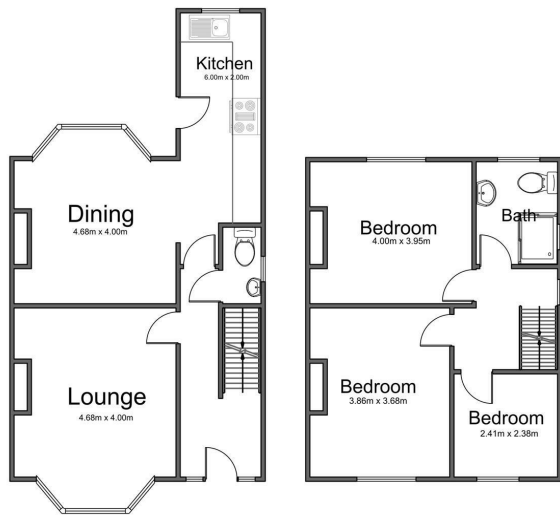
Outside

To the front of the property, there's a private block paved driveway with off-road parking for several vehicles. Lawn area with mature trees and shrubs. To the rear of the property is a private south-facing garden with a level lawn area and a Sun Terrace to the rear. The property also has a detached single garage with an electric roller door, water and power. CCTV included.

Agent Note

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.