



133 Clough Lane, Brighouse, HD6 3QP

£280,000



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This beautifully maintained three-bedroom detached property features spacious double bedrooms, a modern interior, and a well-kept garden. With ample outdoor space, driveway parking, and a single garage, it offers a comfortable and convenient family living environment.



Council Tax Band: C



Now available on the market, this three-bedroom detached home showcases three generous double bedrooms and a well-maintained interior and garden. Perfect for families, the property includes modern amenities, a spacious layout, and convenient outdoor areas.

Ground Floor

Entrance Porch: Provides space for coats and shoe storage, leading into the main hallway.

Hallway: Access to the kitchen/diner, lounge, and stairs to the first floor.

Kitchen/Diner: Equipped with sleek black Schwartz wall and base units, the Nobilia kitchen includes modern integrated appliances such as a fridge/freezer, oven, microwave, dishwasher, washing machine, Bosch induction hob, and CDA extractor unit. Ample space is available for a family-sized dining table, with French doors opening onto the rear raised decking and garden. A front-facing window fills the kitchen with natural light.

Lounge: Features a large front-facing bay window and a rear-facing window, a dual-fuel stove, and a media unit, creating a bright and modern living space.

First Floor

Master Bedroom: Includes integrated storage, a front-facing window, and an ensuite shower room with a walk-in bar mixer shower, WC, and hand wash basin.

Bedroom Two: Offers fantastic rear views, space for a double bed, and a rear-facing window.

Family Bathroom: Comprises a rainfall bar mixer shower, panelled bath, vanity hand wash basin, and low-level flush WC.

Bedroom Three: Features alcove storage, space for a double bed, and a front-facing window.

Exterior

Rear Garden: Features a raised decking area leading to an extensive garden, providing ample space for outdoor furniture and a children's play area. At the bottom of the garden, there is additional gated parking space, which belongs to this property.

Parking: Includes driveway parking, on-street parking, and a single garage that belongs to this property, not the neighbors.

Additional Features: The property benefits from a 4-year-old Vaillant boiler, serviced annually, a laddered and partially boarded loft, network ports for WiFi in every room, and included CCTV for enhanced security.

This detached home combines modern living with practical features, offering a delightful setting for family life with well-appointed spaces both inside and out.

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.





