



130/134 Bradford Road, Brighouse, HD6 4AU

Offers Over £255,000

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Introducing a charming three-bedroom property that was formerly two separate houses transformed into one exceptional home. This spacious and well-proportioned residence has been meticulously renovated to a high standard, blending modern comforts with classic character. One of the standout features of this property is the expansive kitchen/dining room, which is perfect for family gatherings and entertaining guests. The room is enhanced by bifold doors that seamlessly connect indoor and outdoor spaces, flooding the area with natural light and providing easy access to the garden. This home truly offers a unique living experience, making it ideal for families or anyone seeking a blend of space, style, and functionality.



Council Tax Band: A



Entrance Hall

The inviting entrance hall features a stylish composite front door, leading you into a welcoming space with carpeted stairs ascending to the first floor. From here, access is provided to the utility room/WC and the spacious living room.

Utility Room

This practical utility room is equipped with floor and wall-mounted storage units, complemented by tiled splashbacks. It includes space for a washing machine and dryer, a high-powered extractor fan, and UPVC double-glazed windows offering views of the front of the property. The wooden laminate worktops provide a durable workspace, with additional sockets that include USB charging options. A wall-mounted vertical graphite radiator adds a modern touch, while the double stainless steel sink with a drain board and mixer tap ensures functionality.

WC

The stylish WC features a concealed system, complete with a tiled splashback and half-tiled walls. A wall-mounted wash basin is paired with a mirror and cabinet above, alongside a chrome mixer tap. The high-powered extractor fan enhances ventilation.

Living Room

The cozy living room features vinyl flooring and two UPVC windows that provide views of the front of the property. Fitted storage cupboards and drawers offer convenience, while a feature fireplace with an open fire, surrounded by exposed brick and a wooden mantle, adds warmth and character. Sliding doors lead seamlessly into the kitchen/dining area, complemented by a stair storage cupboard for added practicality.

Kitchen/Dining Area

At the heart of the home, the kitchen and dining area boasts a large central island with elegant granite worktops and storage drawers. A Belling range cooker with a five-ring gas hob and oven compartments invites culinary creativity. Ample space is available for an American-style fridge freezer, while additional storage cupboards are thoughtfully placed above and beside. The tiled flooring adds to the room's functionality, accompanied by two wall-mounted vertical graphite radiators for comfort. Sliding bi-fold doors open to the rear garden, creating an ideal flow for indoor-outdoor living. This area also accommodates a seating space and a door leading to a second staircase and alternative entrance.

An integrated microwave and additional storage cupboards surround the sink, which is elegantly framed by granite and metro tile splashbacks. The island includes space for four stools, perfect for casual dining.

Rear Entrance Hall

Welcoming and functional, the rear entrance hall is adorned with period-style tiled flooring and features a front door leading to the garden. A wall-mounted graphite radiator provides warmth, and mirrored doors open to a storage cupboard, currently housing a Worcester Bosch combination boiler. There is also a cozy seating area and a door leading to a coat cupboard.

Upstairs Landing

The upstairs landing features carpeted flooring and provides access to the bedrooms and bathroom. This spacious area includes two staircases leading down, enhancing its charming layout.

Principal Bedroom Suite

The principal bedroom suite is a generously sized double room featuring carpet flooring and an original fireplace that adds character. Two UPVC windows offer views overlooking the front of the property. A couple of steps lead down to a private dressing room.

Dressing Room

This luxurious dressing room features carpeted flooring and fitted wardrobes, complemented by a vanity unit with storage drawers and a delightful window seat. A frosted glass UPVC window enhances natural light while maintaining privacy.

Bedroom two

This well-appointed double-sized room includes fitted wardrobes and storage drawers, with a UPVC window offering views of the rear property.

Family Bathroom

The family bathroom is thoughtfully designed with a quadrant shower cubicle featuring a thermostatic-controlled mixer shower. A low-level flush WC and a pedestal sink are complemented by a panel bath with a telephone shower attachment. A frosted glass UPVC window offers natural light and privacy.

Second Floor

Bedroom three

Stairs to the third bedroom, which features carpet flooring and two Velux roof windows, complemented by an additional UPVC window. Currently utilized as a workspace, this versatile room would ideally serve as a bedroom and offers ample storage shelving.

Outside

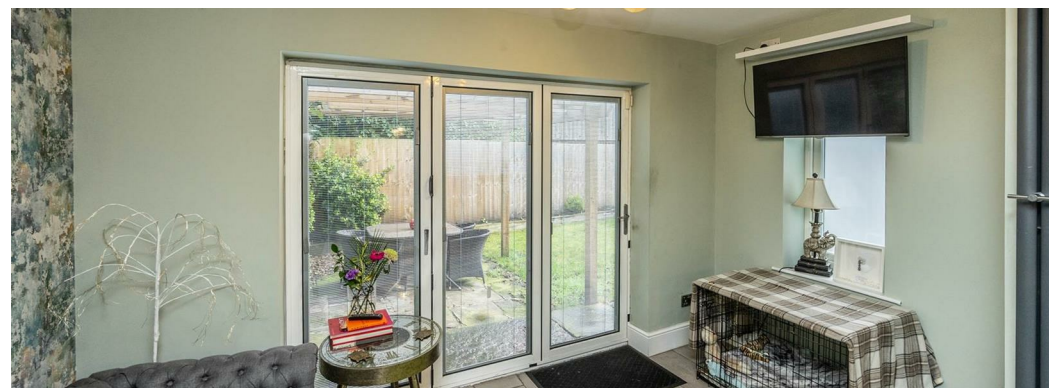
The exterior of the property features a private lawn area and a patio, creating a wonderful outdoor space for relaxation and entertaining. This charming home beautifully combines modern conveniences with thoughtful design, making it an ideal setting for comfortable family living.

Agent Notes & Disclaimer.

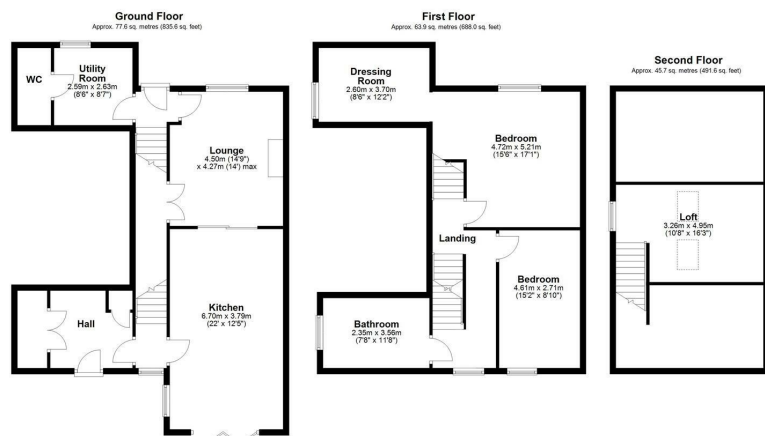
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Total area: approx. 187.2 sq. metres (2015.1 sq. feet)

