



## 148 Woodhouse Lane, Brighouse, HD6 3TH

Offers In The Region Of £315,000

This beautifully presented three-bedroom semi-detached home offers a perfect blend of modern comfort and classic charm. Upon entering, you're greeted by a elegant leading to a spacious lounge and a fabulous dining room—ideal for both relaxation and entertaining. The modern kitchen is thoughtfully designed, and a convenient downstairs WC adds to the functionality of the ground floor. Upstairs, you'll find three generously sized bedrooms, all stylishly decorated, with a well-appointed modern bathroom serving the floor. A charming single bedroom completes this level. Externally, the property boasts a large rear garden, perfect for outdoor living, while parking to the front is provided along with a garage for added convenience.

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#### Entrance

A welcoming hallway with a sense of warmth and charm, featuring wide stairs leading to the first floor. The space offers easy access to the ground floor rooms, as well as a convenient guest cloakroom.

#### Lounge

The generously sized lounge is bathed in natural light, courtesy of a large bay-style window. It boasts modern décor, high ceilings, and a fabulous fireplace that creates a warm and inviting atmosphere. Double glass-panel doors seamlessly connect the lounge to the dining room, enhancing the sense of space and flow.

#### Dining Room

A fantastic sized second reception room, featuring modern décor and an eye-catching fireplace as its centrepiece. A large, double-glazed window offers beautiful views over the rear garden, creating a bright and inviting atmosphere.

#### Kitchen

A modern kitchen featuring a range of wall and base units, complemented by an integrated oven and a five-ring gas hob. It also benefits from an integrated dishwasher and fridge. A door provides easy access to the rear garden.

#### First Floor Landing

A lovely landing filled with natural light, thanks to a large, double-glazed window. Access to the loft space is available, offering potential for renovation, subject to the necessary planning consent.

## Directions

## Viewings

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

## Council Tax Band

B

## EPC Rating:

C

