



25 Sovereign Square, Bailiff Bridge, Brighouse, HD6 4DD

£289,950



25 Sovereign Square, Brighouse HD6 4DD

Delightful Four-Bedroom Townhouse in Bailiff Bridge, situated in the popular area of Bailiff Bridge, this lovely four-bedroom townhouse is set within a private development, offering off-street parking and an integral garage.



Council Tax Band: D



Entrance Hall

The entrance hall features laminate flooring and provides access to the downstairs WC, staircase to the first floor, and doors leading into the garage and kitchen/dining room.

WC

The ground floor WC includes a low-level flush toilet, a pedestal wash basin, and a radiator. The flooring is laminate, and a heater and extractor fan ensure comfort and ventilation.

Kitchen/Dining Room

The spacious kitchen/dining area has laminate flooring and is fully fitted with a range of floor and wall-mounted storage units. It includes space for a dishwasher and washing machine, a gas hob with an oven underneath, and a tiled splashback. UPVC windows overlook the garden, and a door opens onto the patio. There's also a storage cupboard and space for a fridge/freezer. The dining area comfortably accommodates a large family table and chairs.

First Floor

The first-floor landing has carpeted flooring and leads to two bedrooms, the bathroom, and the living room. Stairs continue to the second floor.

Bedroom 1

A double bedroom with carpet flooring and a UPVC window overlooking the garden, providing plenty of natural light.

Bedroom 2

Another double bedroom with carpet flooring, a UPVC window overlooking the garden, and built-in wardrobes.

Bathroom

The bathroom features vinyl flooring, a concealed system WC, and a vanity-style wash basin with storage underneath. A large shower cubicle with thermostatic controls, a mixer shower, and high-powered extractor fan complete the space. A chrome heated towel rail adds comfort.

Living Room

The bright living room is carpeted and features a charming fireplace with a wooden surround and tiled half. Two UPVC windows look to the front of the property, filling the room with natural light.

Second Floor

The stairs lead up to a second-floor landing with flooring and doors to two bedrooms and a bathroom.

Bedroom 3

A double bedroom with carpet flooring and two UPVC windows overlooking the rear garden.

Bathroom

This bathroom includes vinyl flooring, a panelled bath with a handheld shower attachment, a storage-covered vanity, and a heated chrome towel rail.

Bedroom 4

A spacious double room with carpet flooring, two UPVC windows facing the front, and space for freestanding wardrobes. A door leads into the en-suite.

En-Suite

The en-suite features vinyl flooring, a thermostatic shower with a rainfall head, a chrome mixer shower, and a vanity wash basin with storage below and above. There's an illuminated mirror, high-powered extractor fan, and a concealed system WC with a heated chrome towel rail.

Outside

The front of the property offers off-street parking for one vehicle, along with an integral garage. The rear garden is private and well-maintained, featuring a patio, sleeper steps leading to a lawn area with artificial grass, and a deck terrace perfect for outdoor entertaining.

Garage

The garage has an up-and-over door, fully equipped with strip lighting, power, and ample storage space.

This charming townhouse combines practicality with style, making it an ideal family home in a sought-after location.

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.





