



23 Ashlea Avenue, Brighouse, HD6 3SR

Offers Around £375,000

- 5 Bedrooms | 2 Bathrooms
- Excellent location next to Woodhouse School
- Detached single garage & driveway for two vehicles
- Ample unrestricted on-street parking
- Spacious lounge & separate dining room
- Well kept gardens front and rear

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Spacious 5-Bedroom Chalet-Style Bungalow with Two-Storey Extension | Sought-After Brighouse Location | Ideal for Families.

This much-loved family home, cherished by the same owners for over 30 years, is now ready to welcome new memories. Situated in a quiet and friendly residential area of Brighouse, this unique chalet-style bungalow offers extensive accommodation thanks to a thoughtfully designed two-storey extension and a recently replaced roof.



Council Tax Band: C



Ground Floor	Main Bedroom (Rear): Generous double room with fitted furniture and a lovely outlook.
Entrance & Hallway The front door opens into a welcoming hallway with stairs to the first floor and doors leading to ground floor rooms. Handy cloakroom and understairs storage cupboard.	Shower Room: Well-appointed with a corner shower cubicle and side window.
Kitchen Well-equipped with a ceramic hob, extractor fan, double oven, integrated fridge freezer, and a sink overlooking the rear garden.	Exterior Front Garden: Low-maintenance with lawn and a low stone wall. Paved path leads to the front door under a sheltered porch canopy.
Lounge A bright and spacious room with a gas fire and dual-aspect windows. Offers access through to the:	Driveway & Garage: Driveway for two vehicles leads to a detached single garage with power and lighting.
Dining Room French doors open onto the rear garden – perfect for entertaining or relaxing.	Rear Garden: Private and well-maintained, featuring mature trees, secure fencing, shed and an outdoor tap – ideal for families and pets.
Bedroom 1 / Study Located at the front of the property, currently used as a study with laminate flooring. Ideal as a guest bedroom or home office.	Location Perfectly positioned for family life, just a short walk to Woodhouse Primary School, local shops, Brighouse town centre, post office, and supermarkets. Excellent transport links via M62 and nearby public transport.
Bathroom Includes an overhead shower, vanity unit, and window to the side elevation allowing natural light.	 This is a rare opportunity to purchase a spacious and versatile family home in one of Brighouse’s most desirable neighbourhoods. Viewing highly recommended to fully appreciate the size, layout, and location.
First Floor A large landing leads to four further bedrooms:	
Bedroom 2 (Front): Spacious room suitable for fitted or freestanding furniture.	
Bedroom 3 (Front): Double room with side window, fitted wardrobe, and loft access.	
Bedroom 4 (Rear): With fitted wardrobes and views over the rear garden and additional loft access.	

Agents 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.





