



Brookroyd Brookroyd Avenue, Brighouse, West Yorkshire, HD6 4BX
Offers Over £400,000

Rare to the market and available with NO ONWARD CHAIN is this splendid THREE BEDROOM DETACHED BUNGALOW in a popular location close to Brighouse Town Centre. The property offers spacious and modern living and is set in an imposing position on a pleasant cul-de-sac.

A unique opportunity to acquire this spacious three-bedroom detached bungalow enjoying pleasant gardens, driveway and double garage. Boasting an extensive loft space and, subject to obtaining the necessary planning consents, the bungalow provides options for extension. The property has been lovingly improved and maintained by the current owners to offer a fantastic and versatile home.

EPC RATING - D

COUNCIL TAX BAND - E

ENTRANCE VESTIBULE

Entrance area with tiled flooring.

ENTRANCE HALLWAY

Spacious hallway with tiled flooring and a central heating radiator. Internal bi-fold doors open to...

DINING KITCHEN

A generously sized kitchen diner with ample space for a dining table and comfortable seating. The kitchen area is well appointed with a range of wall and base units to three sides with a contrasting work surface over incorporating a ceramic sink with mixer tap. Integrated electric oven with gas hob and extractor fan over. The room is finished with double glazed windows to both front and rear and a central heating radiator.

LOUNGE

Another large room with a double glazed window to the front elevation and French doors opening to the rear. Two central heating radiators and an inset feature gas fire.

SHOWER ROOM

A stylish and modern fitted shower room comprising of a hand wash basin and W.c set within a vanity unit. Glass screened shower cubicle housing the shower unit. Tiled flooring, double glazed window and heated towel rail.

SNUG

Located off the hallway a lovely snug area with French doors opening on to the rear. Central heating radiator and tiled flooring.

BATHROOM

With a frosted double glazed window with fitted Plantation Shutter Blinds. The bathroom has been fitted with a suite comprising of low flush w/c, bidet, wash hand basin and roll top bath. There is a separate cubicle with a curved glass screen housing a shower unit. Tiled flooring and a heated towel rail.

BEDROOM

Primary bedroom with a range of fitted wardrobes, double glazed window with fitted Plantation Shutter Blinds and a central heating radiator.

BEDROOM

Generously sized bedroom with fitted wardrobes, two double glazed windows with fitted Plantation Shutter Blinds, laminate flooring and a central heating radiator.

BEDROOM

A good size third bedroom, to the front elevation with fitted wardrobes, double glazed window with fitted Plantation Shutter Blinds and a central heating radiator.

STORE


Walk in closet located off the hallway providing ample storage options.

GARAGE & WORKSHOP

There is a large double garage with electric powered door and a door leading to a workshop with a double glazed window and central heating radiator.

EXTERNAL

The property is surrounded by mature gardens with established trees, plants and shrubs. There are patio areas providing pleasant vantage points and a large block paved area providing parking for several vehicles.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 