



**34 Acre Lane, Brighouse, HD6 3FD**  
**£300,000**

A splendid FOUR/FIVE BEDROOM semi detached family home conveniently located close to excellent transport links. The property is well presented with generously sized rooms and high quality fixtures and fittings throughout.

An impressive and spacious semi detached property offering modern living and convenient location. Internal viewing is essential to appreciate all the benefits on offer. The property has generously sized rooms and are fitted with high quality fixtures and fittings throughout and is well positioned on a cul-de-sac. Externally there is off road parking for numerous vehicles and pleasant garden to the rear.

#### **EPC RATING - B**

#### **COUNCIL TAX BAND - C**

### **GROUND FLOOR**

#### **ENTRANCE HALL**

Stylish tiled flooring and a central heating radiator.

#### **LOUNGE**

Spacious main reception room with a double glazed window set within a bay. Central heating radiator and feature panelling to one wall.

#### **DINING KITCHEN**

Fantastic kitchen diner fitted with a range of wall and base units to three sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated appliances include an electric oven with gas hob and extractor over, a dishwasher and fridge freezer. There is a useful understairs walk in cupboard which is utilised as a utility area with plumbing for a washing machine. There is a central heating radiator, tiled flooring, a double glazed window and patio doors opening to the rear garden.

#### **W.C**

Ground floor cloakroom with a low flush W.c and hand wash basin in white. Tiled flooring, a central heating radiator and double glazed window.

### **FIRST FLOOR**

#### **LANDING**

Central heating radiator.

#### **BEDROOM**

Double bedroom to the front elevation with two double glazed windows, a central heating radiator and fitted, mirrored fronted wardrobes.

#### **BEDROOM**

To the rear elevation, another double bedroom with a double glazed window and central heating radiator.

#### **STUDY**

Currently used as a home office, the space could make a fifth/occasional bedroom. Double glazed window and central heating radiator.

#### **BATHROOM**

Fitted three piece bathroom suite in white comprising of a low flush W.c, hand wash basin and bath with shower and screen over. Tiled flooring, double glazed window and heated towel rail.

### **SECOND FLOOR**

#### **LANDING**

Storage cupboard and a central heating radiator.

#### **BEDROOM**

Double bedroom to the rear elevation with two double glazed windows and a central heating radiator.

#### **EN-SUITE**

Good size en-suite with a double size shower area with sliding glass door. Low flush W.c and hand wash basin. Tiled flooring and a double glazed window.

#### **BEDROOM**

Double bedroom to the front elevation with far reaching views. Two double glazed windows, a central heating radiator and fitted, mirrored fronted wardrobes.

#### **EXTERNAL**

To the rear there is an enclosed, tiered garden with lawn and patio. To the side a block paved drive providing ample off road parking. Electric car charge point.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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