



**Prospect Way, Brighouse, HD6 4FF**

**welcome to**

**Prospect Way, Brighouse**

Stunning four bedroom detached family home offering excellent living accommodation situated in Brighouse, Guide Price of £400,000-£425,000 which could be ideal for growing families. Finished to a very high standard throughout with gardens & off street parking. Contact us to view!



### **Entrance Hall**

Enter the property through a composite door to the front elevation into the entrance hall where there are eight ceiling spotlights and gas central heating radiator. The entrance hall provides access to lounge, kitchen/diner, wc room and stairs which lead to the first floor landing. The entrance hall itself has karndene flooring.

### **W/C Room**

Located on the ground floor is the w/c room which comprises of a low level w/c, wash hand basin and two ceiling light points. With a frosted double glazed window to the front elevation, gas central heating towel rail. The wc room itself has karndean flooring.

### **Lounge**

14' 5" x 12' 6" max ( 4.39m x 3.81m max )  
Spacious lounge with a double glazed bay window to the front elevation, eighteen ceiling spotlights and gas central heating radiator. Boasting an electric fire with surrounding fireplace, providing space for free standing furniture and the lounge itself has carpeted flooring.

### **Kitchen/Diner**

25' 2" max into recess x 11' 3" ( 7.67m max into recess x 3.43m )  
Spacious modern fitted kitchen with an extensive range of wall & base units, complementary worksurfaces incorporating a sink & drainer with mixer tap. With a stoves cooker with seven ring gas hob and extractor hood over. Boasting a central island unit with seating, ceiling spotlights and drop down ceiling light point. Integrated appliances include fridge & freezer, microwave and dishwasher. With a double glazed window to the rear elevation, double doors which lead into the entertainment room and the conservatory is accessed through open access from the kitchen/diner. Boasting a mirror feature wall, providing space for dining furniture and the kitchen/diner itself has karndean flooring.

### **Utility Room**

11' 4" x 5' 1" ( 3.45m x 1.55m )  
Accessed from the kitchen/diner is the handy & practical utility room which comprises of wall & base units, complementary worksurfaces and plumbing for a washing machine & tumble dryer and also integrated 50/50 fridge freezer and full freezer. There are four ceiling spotlights, a wood door which provides access to the storage room and the utility room itself has Karndean flooring.

### **First Floor Landing**

With carpeted flooring, ceiling light point and providing access to the first floor accommodation.

### **Bedroom One**

12' 2" max x 10' 9" max ( 3.71m max x 3.28m max )  
Double bedroom with a double glazed window to the rear elevation, ceiling light point and gas central heating radiator. The bedroom has carpeted flooring and a door which leads to the en-suite.

### **En-Suite**

The en-suite comprises of a three piece suite which includes a low level w/c, wash hand basin with a vanity unit and shower cubicle. With an extractor fan, ceiling light point and gas central heating radiator. The en-suite itself is fully tiled.

### **Bedroom Two**

14' 10" x 8' 7" ( 4.52m x 2.62m )  
Double bedroom with double glazed window to the front elevation, gas central heating radiator, ceiling light point and carpeted flooring.

### **Bedroom Three**

9' 1" to wardrobe x 9' 1" ( 2.77m to wardrobe x 2.77m )  
Double bedroom with oak effect laminate flooring, ceiling light point and gas central heating radiator. With a double glazed window to the rear elevation and the bedroom benefits from fitted wardrobes.

### **Bedroom Four**

11' 7" x 8' 7" ( 3.53m x 2.62m )  
With a gas central heating radiator, ceiling light point and double glazed window to the front elevation. The bedroom itself has laminate flooring and benefits from fitted wardrobes.

### **Family Bathroom**

The modern family bathroom comprises of a three piece suite which includes a low level wc, wash hand basin with vanity unit and panelled bath with a shower over. There is a frosted double glazed window to the front elevation, ceiling light point, extractor fan and gas central heating radiator. The bathroom itself is fully tiled.

### **Loft**

With a velux window and carpeted flooring which is been used by the current vendors as a music room. The loft could also be used as a study/office which could be ideal for home working.

### **Enclosed Patio Area**

Accessed from the conservatory and kitchen is the enclosed patio area which would be great for entertaining guests. With vinyl tiled flooring and blinds that adjust to all seasons so is a great area to entertain anytime.

### **Externally**

To the front of the property, there is a double driveway which provides off street parking with a lawned area to the side with borders & shrubs. To the rear of the property is an enclosed tiered garden with decking area, lawn & shrubs. The garden would be great for enjoying the summer months.



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## Prospect Way, Brighouse

- GUIDE PRICE £400,000 - £425,000\*\*
- MODERN DETACHED PROPERTY FINISHED TO A VERY HIGH STANDARD
- FOUR DOUBLE BEDROOMS, UTILITY ROOM & CONSERVATORY
- OUTSIDE ENTERTAINING AREA AND FRONT & REAR GARDENS
- OPEN PLAN KITCHEN DINER WITH SEATING AREA

Tenure: Freehold EPC Rating: C

guide price

# £400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX114253 - 0003

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