



Slead Avenue, Brighouse HD6 2JB

welcome to

Slead Avenue, Brighouse

"Situated in a sought-after area of Brighouse, Slead Avenue offers a well-presented home with spacious interiors. Private, south facing garden. Close to local amenities, schools, and excellent transport links, this property is ideal for families or professionals seeking convenience and comfort."



Front Entrance Hall/Boot Room

The front entrance hall comprises of Amtico flooring, ceiling light point, gas central heating radiator, door leading to downstairs W/c, both built in and concealed storage

Side Entrance Hall

Side Entrance Hall

The side entrance hall comprises of carpet flooring with under floor heating, ceiling light point, single glaze with large, original stained-glass windows and door feature.

Dining Room

22' 6" x 13' 11" (6.86m x 4.24m)

The dining room comprises of ceiling spotlights, ceiling light point, log burning stove, under floor heating, Amtico flooring, large, bespoke, double glazed -patio doors to the rear elevation, with original stained-glass windows encased in double glazing and an original, feature oval window. The dining room is open plan with the kitchen.

Kitchen

14' 4" x 11' 9" (4.37m x 3.58m)

The kitchen comprises of under floor heating, Amtico flooring, ceiling spotlights, integrated appliances, induction hob, double oven, instant hot water tap, boasting a central island which includes an integrated induction hob, storage space and seating if desired, windows are wood double-glazed window to the front. Door leading to a walk-in pantry.

Utility Room

10' 6" x 7' 2" (3.20m x 2.18m)

The utility comprises of Amtico flooring, ceiling spotlights, plumbing for a washing machine, space for a tumble dryer, sink, gas central heating radiator, Velux window, storage cupboards. Door to the integrated garage.

Reception/ Office /Downstairs



17' x 10' 6" (5.18m x 3.20m)

This room is currently used as an office/gym, which is ideal for studying/home working but could also be used as an occasional, room, reception room, downstairs bedroom. This room comprises of Amtico flooring, gas central heating radiator, ceiling spotlights, bi-folding doors to the rear elevation and garden.

Pantry

The pantry comprises of Shelving and cupboard storage, Amtico flooring

Lounge

14' 11" x 13' 11" (4.55m x 4.24m)

The lounge comprises of carpet with under floor heating, ceiling light point and spotlights, UPVC double glazed window to the rear, small feature, round stained-glass window to the side.

Bedroom One

15' x 14' (4.57m x 4.27m)

Bedroom one is a double bedroom comprises of carpet flooring, modern wall to ceiling built in wardrobes, ceiling spotlights, gas central heating radiator, UPVC double glazed bay window, with original stained-glass features to the rear.

En-Suite

The En-suite comprises of Amtico flooring, ceiling spotlights, pedestal wash basin, fitted shower low level W/c, extractor fan and tiled splash back, gas central heated towel rail.

Bedroom Two

14' 11" x 13' 11" (4.55m x 4.24m)

Bedroom two is a double bedroom comprises of carpet flooring, modern wall to ceiling built in wardrobes gas central heating radiator, ceiling light point and ceiling spotlights, UPVC double glazed window, with original stained-glass features to the rear.

Bedroom Three

13' 11" x 10' 9" (4.24m x 3.28m)

Bedroom three is a double bedroom comprises of carpet flooring, ceiling spotlights, gas central heating radiator, windows are double-glazed , with original stained-glass features to the front and built in storage.

Bedroom Four

10' 5" x 7' 6" (3.17m x 2.29m)

Bedroom four is a double bedroom comprises of carpet flooring, gas central heating radiator, ceiling light points, these windows double glazed, with original stained-glass features, to the front.

Bathroom

The bathroom comprises of tiled walls and flooring, panelled bath, large, fitted shower, low level W/c, pedestal wash basin, gas central heated towel rail, extractor fan, ceiling spotlights, frosted double glazed window to the side.

Bedroom Five

This bedroom could be used as a master suite. It is located on the second floor and has ample space for a double bed and freestanding bedroom furniture, and comprises of carpet flooring, central heating radiator and Velux window and large, walk in storage cupboard. This bedroom leads directly into another room, of similar size, which has carpet flooring, Velux window, walk in, eves storage space and a radiator. This room could be used as a home office, walk in wardrobe etc which then leads into the En-suite. The rooms have restricted head height in certain parts.

En-Suite

The En-suite comprises of Amtico flooring, ceiling spotlights, pedestal wash basin, low level W/c, large, fitted shower, extractor fan, gas central heating towel rail, double glazed window, with original stained-glass features, to the side.

Utility Room



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Slead Avenue, Brighouse

- ***INTERNAL IMAGES COMING SOON***
- FIVE TO SIX BEDROOM DETACHED PROPERTY WITH UNDER FLOOR HEATING AND SOLAR PANELS
- PRIVATE GARDEN AND EV CHARGING POINT
- MODERN KITCHEN & CONTEMPARY BATHROOM
- EASY ACCESS TO MOTORWAYS AND PUBLIC TRANSPORT

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£700,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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