



Sovereign Square, Bailiff Bridge Brighthouse HD6 4DD

welcome to

Sovereign Square, Bailiff Bridge Brighouse

A modern and well-presented home in the popular area of Brighouse, offering a bright lounge, contemporary kitchen with dining area, and spacious bedrooms. Complete with a private garden and off-road parking, this property is ideally located near local amenities and excellent transport links.



Lounge

16' 3" x 12' 9" (4.95m x 3.89m)

Spacious lounge with two double glazed windows to the front elevation, two gas central heating radiators and ceiling light point. The lounge itself has carpeted flooring and provides ample space for free standing furniture.

Kitchen/Diner

16' 8" x 12' 10" (5.08m x 3.91m)

Modern recently fitted kitchen with an extensive range of wall & base units, complementary worksurfaces over incorporating a sink & drainer with mixer tap. With a double-glazed window to the rear elevation, ceiling spotlights and gas central heating radiator. Integrated appliances include fridge freezer, microwave, dishwasher & oven. There is a four-ring gas hob with an extractor hood and glass splashback. Providing ample space for dining furniture.

W/C Room

Located on the first floor is the wc room which comprises of a low level wc, pedestal wash hand basin, LVT flooring.

Bedroom 4

12' 1" x 9' 8" (3.68m x 2.95m)

With a double-glazed window to the rear elevation and patio doors which provide access to the rear garden. This room comprises of LVT flooring, a gas central heating radiator and ceiling light point. There is also a door which leads to the en--suite.

En-Suite

Accessed from the reception room is the en-suite which comprises of a low level wc, pedestal wash hand basin and a shower. There is a frosted double-glazed window to the rear elevation, ceiling light point, extractor fan and tiled splashback.

Bedroom 5

16' 2" x 9' 1" (4.93m x 2.77m)

This room was converted from the garage to make an additional room which comprises of LVT flooring,

double glazed window to the front elevation, ceiling light point and gas central heating radiator. This room is being used as an office by the current owners.

First Floor Landing

With carpeted flooring and providing access to the first-floor accommodation.

Bedroom One

12' 9" x 10' 6" (3.89m x 3.20m)

Double bedroom with a double-glazed window to the front elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring, benefits from built in wardrobes and has a door which leads to the en-suite.

En-Suite

Accessed from bedroom one is the en-suite which comprises of a low level wc, pedestal wash hand basin and a shower. There is a frosted double-glazed window to the front elevation, ceiling light point and gas central heating radiator. The en-suite itself has LVT flooring.

Bedroom Two

9' 10" x 8' 6" (3.00m x 2.59m)

With carpeted flooring, ceiling light point, gas central heating radiator and a double-glazed window to the rear elevation.

Bedroom Three

9' 7" x 7' 6" (2.92m x 2.29m)

With a double-glazed window to the rear elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring.

Family Bathroom

The newly fitted modern family bathroom comprises of tiled flooring and walls, a low level wc, wash hand basin with vanity unit and panelled bath with a shower over. With a smart mirror, extractor fan and gas central heating towel rail.

Loft

Boarded and insulated loft accessed from a drop-down ladder. The loft could be ideal for extra storage space.

Externally

To the front of the property there is a driveway providing off street parking for two cars, EV charger and to the rear is a garden which provides excellent outdoor space which is very well-maintained. The garden has a decking area to the bottom and a patio area which is sheltered. There is astro turf and the garden is fenced for privacy and would be great for enjoying the summer months.



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welcome to

Sovereign Square, Bailiff Bridge Brighthouse

- FIVE BEDROOM TOWN HOUSE
- PRESENTED TO AN EXCELLENT STANDARD THROUGHOUT
- OFF STREET PARKING & REAR GARDEN
- IDEAL FOR GROWING FAMILIES
- CONVERTED GARAGE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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