



Acre Lane
Brighthouse



Acre Lane Brighouse

Offers In Region Of £240,000

THIS THREE-BEDROOM NEW PROPERTY IN BRIGHOUSE OFFERS A CONVENIENT LOCATION WITH ACCESS TO BOTH THE TOWN CENTER AND THE M62. SPANNING THREE FLOORS, THE HOUSE IS WELL-PRESENTED THROUGHOUT. ONE NOTABLE FEATURE IS ITS LARGER-THAN-AVERAGE GARDEN, PROVIDING AMPLE OUTDOOR SPACE FOR RESIDENTS. THE PROPERTY COMBINES MODERN AMENITIES WITH A STRATEGIC LOCATION, MAKING IT AN ATTRACTIVE OPTION FOR THOSE SEEKING A COMFORTABLE AND WELL-CONNECTED HOME IN BRIGHOUSE.

This three-bedroom new property in Brighouse offers a convenient location with access to both the town center and the M62. Spanning three floors, the house is well-presented throughout. One notable feature is its larger-than-average garden, providing ample outdoor space for residents. The property combines modern amenities with a strategic location, making it an attractive option for those seeking a comfortable and well-connected home in Brighouse.

Entering the ground floor, an entrance lobby has hydraulic under stairs storage and leads into the spacious lounge which has box bay window to the front elevation allowing in superb levels of natural light. Access to the modern dining kitchen is presented to the rear, with a full suite of integrated appliances including oven, hob, fridge freezer, dishwasher and washing machine. The ground floor accommodation is complete with W.C and under stairs storage.

To the first floor are two double bedrooms as well as the three piece family bathroom. With dressing area then leading up to the principal bedroom, a fabulous room with ensuite bathroom and access to under eaves

storage.

Externally a driveway provides ample off street parking and a one tier rear garden is fully enclosed with extended patio and lawned

EPC C

SERVICES All Available

TENURE Freehold

COUNCIL TAX C

WHAT3WORDS ///blog.trip.bills

AGENT NOTES

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service **reports before finalising their offer to purchase.**
5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**







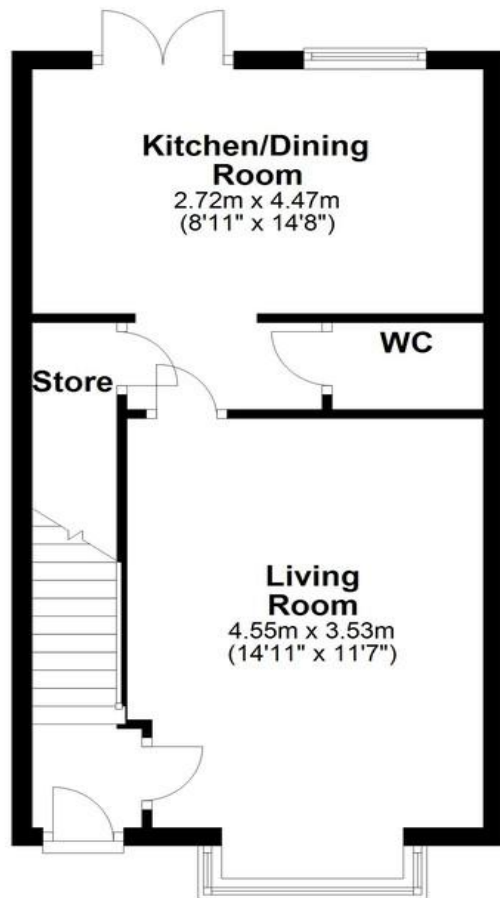




Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

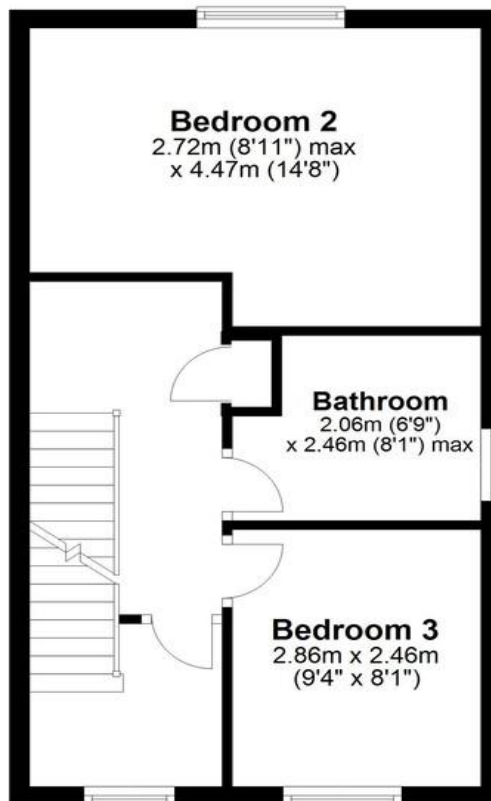
Ground Floor

Approx. 38.2 sq. metres (411.0 sq. feet)



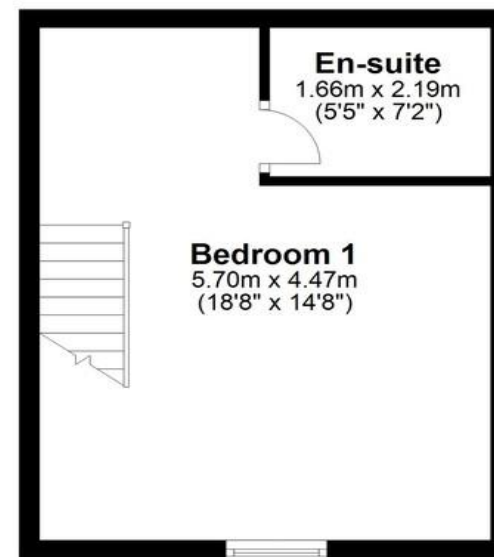
First Floor

Approx. 37.7 sq. metres (405.5 sq. feet)



Second Floor

Approx. 25.5 sq. metres (274.0 sq. feet)



Total area: approx. 101.3 sq. metres (1090.5 sq. feet)