



Well Green Lane, Hove Edge, Brighouse HD6 2NS



welcome to

Well Green Lane, Hove Edge Brighthouse

Located on HOVE EDGE, a lovely family friendly area in walking distance of multiple schools, shops and transport links. WHBrown is proud to present this spacious and well presented semi. Having driveway parking and south facing expansive rear garden with breakfast terrace. **MUST BE VIEWED!**



Ground Floor Entrance

Front door leading to a good sized warm and inviting hallway with wood laminate flooring and warmed by a central heating radiator. Double glazed window overlooks the front. There is an under stair storage cupboard and opening to kitchen. Stairs lead to the first floor.

Open Plan Living

26' x 10' 9" (7.92m x 3.28m)

This superbly spacious open plan living space is ideal for entertaining and family living with high quality wood laminate flooring throughout and is warmed by a gas fire with granite fire surround plus central heating radiators. The room has a double glazed bay window to the front and double glazed patio doors to the rear leading out to the rear garden.

Kitchen

6' 7" x 11' 4" (2.01m x 3.45m)

Good sized kitchen area finished to a modern standard with grey fronted base and wall units, brushed grey work surfaces and tiled splashbacks. Integrated electric oven and gas hob with extractor over. Space for fridge freezer, dishwasher and washing machine, dishwasher. Sink unit with drainer and swan neck tap. Wall mounted gas boiler providing for radiators and domestic hot water. Having granite effect tiled flooring, double glazed window to the rear and door to the garden.

First Floor Landing

Doors to bedrooms and bathroom. Pull down ladder leads to a spacious and boarded loft space with lighting.

Bedroom One

10' 7" x 12' 7" (3.23m x 3.84m)

Spacious double bedroom with laminate flooring and warmed by a central heating radiator. Double glazed bay window overlooks the front.

Bedroom Two

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

Second spacious double bedroom with fitted wardrobe, laminate flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bedroom Three

9' 3" x 7' 1" (2.82m x 2.16m)

Good sized bedroom with laminate flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Bathroom

Family bathroom comprising P-shaped bath with curved shower screen and shower over. Wash hand basin with mixer tap. Heated towel warmer/radiator. Having partly tiled walls and flooring. Double glazed window with frosted glass to the side.

Separate Wc

Low flush WC, window to the side.

External

Externally to the front is a double driveway with space for multiple cars enclosed by stone wall and hedging. Steps lead to the patio area and front door. Side gate leads to the side of the property and rear.

To the rear is an extremely spacious and south facing rear garden with purpose built sun terrace ideal for sitting out and eating in summer months. With porch built over the first level patio so you can still enjoy the outdoors in cooler weather. Enclosed by fencing, shrubs, bushes and trees.



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welcome to

Well Green Lane, Hove Edge Brighthouse

- Sought After & Well Regarded Hove Edge Village Location
- Surrounded By Schools, Transport Links and Local Amenities
- Spacious Rooms Throughout Including Three Great Sized Bedrooms
- Driveway Parking
- Expansive South Facing Rear Garden
- Must Be Seen To Be Appreciated

Tenure: Freehold EPC Rating: D

offers over

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF115705 - 0007

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