



Malham Road, Brighouse HD6 3JZ

welcome to

Malham Road, Brighouse

A fabulous opportunity to purchase an immaculately presented family home with scope for off-road parking and spacious rooms. Conveniently located for public transport, local shops, schools and commuter links.



Lounge

11' 4" x 13' 7" (3.45m x 4.14m)

Spacious immaculately presented lounge with a feature brick fireplace. Move in ready with modern, carpeted flooring, and a double glazed window to the front.

Dining Room

8' 7" into kitchen x 6' 9" into kitchen (2.62m into kitchen x 2.06m into kitchen)

Good sized dining room with wood floors and a feature bricked chimney breast, ample space for a four seater dining table and chairs. Open plan to the kitchen, the space is perfect for families. With a double glazed window to the rear.

Kitchen

9' 7" x 6' 9" into dining room (2.92m x 2.06m into dining room)

Spacious, move in ready kitchen with a double glazed window to the rear, and an external door to the side which provides access to the garden. Fitted with a range of base and wall units, with laminate work tops, including an island space that provides lots of extra storage and work top space. With space for a double gas oven and hob, under counter washing machine and stand alone fridge/freezer.

First Floor Landing

Carpeted landing with a double glazed window.

Bedroom One

12' x 10' 9" (3.66m x 3.28m)

Spacious double bedroom. Immaculately presented, with a double glazed window to the front, carpeted flooring and warmed by a central heating radiator.

Bedroom Two

11' 1" x 9' 1" (3.38m x 2.77m)

Another spacious double bedroom with carpeted flooring. Warmed by a central heating radiator, and with a double glazed window to the rear.

Bedroom Three

7' 8" x 9' 5" (2.34m x 2.87m)

A good sized single bedroom with a double glazed window to the rear, carpeted flooring and warmed by a central heating radiator.

Bathroom

Spacious family bathroom with wood effect flooring and fully tiled walls. Fitted with a bath with shower over, low flush WC and a wash hand basin. Plus a frosted double glazed window to the front.

Attic Space

15' 3" x 13' 4" (4.65m x 4.06m)

Spacious, well decorated attic room currently used as a home office. Lots of character with exposed beams, and a velux window to the front and carpeted flooring.

External Front Garden

Lawned front garden which is fully enclosed by a timer fence, with a tarmac path leading to the house, and a gated path going down the side of the property, giving access to the rear garden.

Rear Garden

Good sized rear garden, like the front, it is fully enclosed by a timber fence. Both gardens are well maintained, the rear features two tiers with steps leading up the side of the garden.



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welcome to

Malham Road, Brighouse

- GUIDE PRICE £190,000 - £200,000
- Immaculately Presented Throughout
- Scope for off road parking
- Highly Sought After Location - On A Main Public Transport Route and Close To Local Amenities and Schools
- Maintained rear garden
- Spacious Rooms

Tenure: Freehold EPC Rating: D

guide price

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF117325 - 0006

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