



Henry Street, Brighouse, HD6 2BL

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welcome to

Henry Street, Brighouse

This spacious period property briefly comprises of four bedrooms, two reception rooms, kitchen, utility room, conservatory, w/c, family bathroom, entrance hallway, enclosed yard, large enclosed rear garden, off-street parking for several vehicles as well as further on-street parking.



Ground Floor

Enter the property from the front elevation at ground floor level.

Entrance Hallway

Enter in to the attractive entrance hallway. With high ceilings and characterful coving, doors lead to other ground floor accommodation with stairs leading to lower ground floor accommodation.

Dining Room

To the front aspect of the property is an adaptable reception room, which would make an ideal dining room, evening room or simply as a second living room. With double glazed windows to the front of the property.

Living Room

Overlooking the garden at the rear of the property is this spacious living room. At the centre is a charming multi-fuel stove. With easily enough room for usual living furniture, double glazed windows overlook the rear, and door leads to rear entrance hall and stairs on the first floor accommodation.

Lower Ground Floor

Take stairs to lower ground floor.

Kitchen

This modern kitchen/ diner is wonderfully designed. The kitchen is made up of a combination of wall and base units, focused around a central island, all kitchen units have attractive complementary wooden work surfaces. The kitchen includes integral fridge/ freezer, integral microwave, integral dishwasher, space for a range cooker, sink/drainers with splashbacks and tiled flooring throughout. The central island has a breakfast bar area, making it a great gathering spot for socialising. Internal doors lead to the conservatory at the rear of the property.

Conservatory

The conservatory is at the rear of the property, adjacent to the kitchen and can be used as a sitting room in the summer months, used as a conduit between the property and the rear garden. It can also double up as a dining room, situated so close to the kitchen and is a flexible room. Fully double glazed, doors lead in to the rear garden.

Utility/ Store

Also on the lower ground floor level is a well sized store room/ utility space.

Shower Room

This handy shower room comprises a shower, w/c and wash hand basin and is an essential convenience on a property of four floors.

First Floor

From the ground floor, take stairs to first floor accommodation.

Bedroom One

The main bedroom is a well sized, bright and spacious room which will easily accommodate a double bed and usual bedroom furniture. With double glazed windows overlooking the garden to the front aspect.

Bedroom Two

The second bedroom is again well sized and will accommodate a double bed and usual bedroom furniture. With double glazed windows overlooking the rear garden.

Bedroom Three

The third bedroom is a good size single bedroom, and will accommodate a bed and bedroom furniture. Alternatively, if required, the room could be used as a home office, study room etc. Benefiting from double glazed window to the front aspect.

Family Bathroom

The family bathroom is spacious and well appointed, briefly comprising of a bath with shower over, wash hand basin and w/c. Benefiting from towel radiator, splashback tiling and a frosted double glazed window.

Second Floor

Take the stairs to second floor of the property.

Attic Room

The attic room is a good sized double bedroom and will accommodate a double bed and usual bedroom furniture. With double glazed velux windows, eaves storage at both sides of the roof, the room has a bright and spacious feel.

Additional / External

At the front of the property is a paved walkway, as well as a small enclosed garden area. The property has an attractive frontage. To the rear of the garden is a well sized and well manicured rear garden, with distinctive patio areas, a well sized garden, laid to lawn and fence to the rear, where a door leads to the off street parking area at the rear of the property.

Laundry Room

Adjacent to the kitchen on the lower ground floor is a laundry room, where there is space and plumbing for washer and dryer.



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welcome to

Henry Street, Brighouse

- £375,000
- Immaculately Presented Throughout
- Off Street Parking
- Spacious Accommodation Throughout
- Popular Residential Location

Tenure: Freehold EPC Rating: Awaited

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SWB108232 - 0004

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