



Wenderley 2 Toothill Lane

Brighouse, HD6 3SE

Asking Price £365,000 Freehold





A rare opportunity has arisen to purchase this spacious, two/three bedroom detached bungalow located in a highly desirable area of Brighouse. With conservatory, generous gardens, electric gated entrance, driveway and garage, this will make an ideal home for those looking to downsize for retirement.

Location

Toothill Lane, which leads into Toothill Bank, is a short residential street featuring only a small number of predominantly detached, high quality properties. Located just off the main Huddersfield Road, Wenderley can be found on the right hand side, second property along. Brighouse town centre its shops and amenities are within walking distance, as is the local railway station. The property is well placed for access to the M62, being equidistant to both junctions 24 and 25.

Accommodation

The front entrance porch gives access into the hallway which enjoys a useful fitted storage cupboard. A spacious lounge enjoys a dual aspect including an angled bay window to the front elevation. With ornate plasterwork to the ceiling and one wall, and a central fireplace with an electric fire. The lounge is open to the dining room which benefits from a beautiful ceiling rose. Continuing through to the kitchen which benefits from a good range of base, wall and drawer units with contrasting worktops incorporating a one and half bowl sink with drainer and mixer tap over. Integrated appliances include an electric oven, gas hob with extractor hood above and dishwasher. With tiled splashbacks, plumbing for a washing machine and spaces for a fridge freezer and dryer.

Across the hallway, a good sized double bedroom features an excellent range of fitted furniture including wardrobes, drawers and dressing table. To the rear of the hallway, the downstairs bathroom has fully tiled walls and benefits from a corner bath, WC, shower cubicle and wash hand basin set within a vanity unit. An additional room can be utilised as another bedroom or a snug/reception room and enjoys a useful understairs cupboard. Double doors lead out to the conservatory which was newly installed in 2022 and enjoys a tiled floor and French doors which lead out to the rear gardens. An enclosed staircase leads up to the second double bedroom and en suite shower room with a white suite comprising: WC, wash hand basin and shower cubicle.

Externally, a sliding electric gate with intercom system gives access to the tarmacadam driveway and attached single garage with up and over door. The garage was recently re-roofed in May 2023. A pedestrian gate also gives access into the front garden with a good size lawn area and borders of mature hedging, plants and shrubs. A paved pathway leads around the property to the generous, mature rear gardens which enjoy a paved patio area, substantial lawn, summer house and greenhouse.



Council tax band: D
EPC rating: F
Ground rent: N/A
Service charge: N/A

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