



## 48 Wherwell Road

Brighouse, HD6 3TZ

Offers In The Region Of £285,000 Freehold





This semi detached bungalow offers generous sized three bed roomed accommodation together with pleasant private gardens, ample parking and a single garage. The property has quality fixtures and fittings throughout and is large enough either for a family or suitable for those retiring wanting accommodation on one level. The property was extended some years' ago and the rooms are well proportioned. Obvious benefits include gas central heating and uPVC double glazing.

### Location

Wherwell Road is a popular residential street and No.48 backs onto the local park at the bottom of Woodhouse Lane. This is a much sought after location, close to Woodhouse junior school and less than five minutes from the town centre, shops supermarkets and the local railway station.

### Accommodation

The entrance hall has a uPVC external door, laminate flooring and cupboard housing the central heating boiler. A large lounge has a coal effect gas fire and fireplace and is open to the dining area with picture window overlooking the rear gardens. The kitchen has a good range of modern fitted units, together with built-in cooker, and hob. There is a side uPVC entrance door. The main double bedroom to the front of the property has a range of fitted wardrobes. The second bedroom is also a double to the side of the property. The third bedroom is a good sized single overlooking the front garden. There is a shower room with a three-piece suite comprising WC, wash hand basin to a vanity unit and shower cubicle, together with fully tiled walls and a tiled floor.

To the front of the property is a pebbled garden whilst a drive at the side provides ample off street parking for several cars and leads to a single car garage with up an over door, light and power. Attached to the side of the garage is a small summerhouse. The rear garden is pebbled, has patio areas and has an outside tap. It then backs onto the local park.



Council tax band: C  
EPC rating: 66 (D)  
Ground rent: N/A  
Service charge: N/A

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