



RESIDENTIAL



142 Huddersfield Road

Brighouse, HD6 3RT

Offers Over £630,000 Freehold





We are delighted to offer for sale this large stone built, detached property which stands on a generous private garden plot in this ever popular position. Step inside and you will appreciate the accommodation not only features generous sized rooms but has high quality fixtures and fittings throughout, together with an integral garage. This is a most desirable four bedroomed family home, together with loft conversion creating an occasional fifth bedroom/study.

Location

The property stands back from Huddersfield Road with ample parking to the front and good sized enclosed private gardens to the rear. This is a sought after residential position, less than a mile from the town centre and ideally placed for access to the local railway station, M62 and Huddersfield. The popular Woodhouse Primary School is within walking distance and there is also easy access to local parks and golf courses.

Accommodation

There is a good sized entrance hall with a useful understairs storage cupboard. A large lounge features a bay window overlooking the rear gardens, together with a living flame gas fire and fireplace. The dining room also includes a bay window overlooking the front gardens. The superbly fitted dining kitchen enjoys a comprehensive range of modern grey gloss units and a range of integrated appliances, together with Amtico flooring. French doors lead to, and overlook, the rear gardens. There is a useful utility room with access to a separate cloakroom having WC and wash hand basin to a vanity unit. On the first floor the main bedroom has mirror fronted wardrobes and patio doors leading to a delightful balcony that overlooks the rear gardens, and a superbly fitted en suite shower room. There are three further double bedrooms. The family bathroom has a four-piece suite including WC, wash hand basin to a vanity unit, freestanding bath and large shower cubicle. Landing. On the second floor there is a large room in the roof space with two Velux roof lights. This is accessed from an open staircase off one of the bedrooms.

There is a good sized integral garage with electric door, ample parking and shrubbed gardens to the front. To the rear are delightful large gardens, principally lawned with flower beds, shrubs, garden summerhouse and patio areas.

Please Note

There are currently tenants in situ on a rolling 12 month contract which has a 3 month notice period.



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

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01484 711200



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