



## 102 Granny Hall Lane

Brighouse, HD6 2JJ

**£395,000 Freehold**







This four bedroom detached house stands in a prominent position on Granny Hall Lane and offers a generous sized family home together with large gardens lots of parking and a double car garage. Subject to planning permission there may even be room within the gardens to build another house/bungalow. The property is available for immediate occupation has been competitively priced

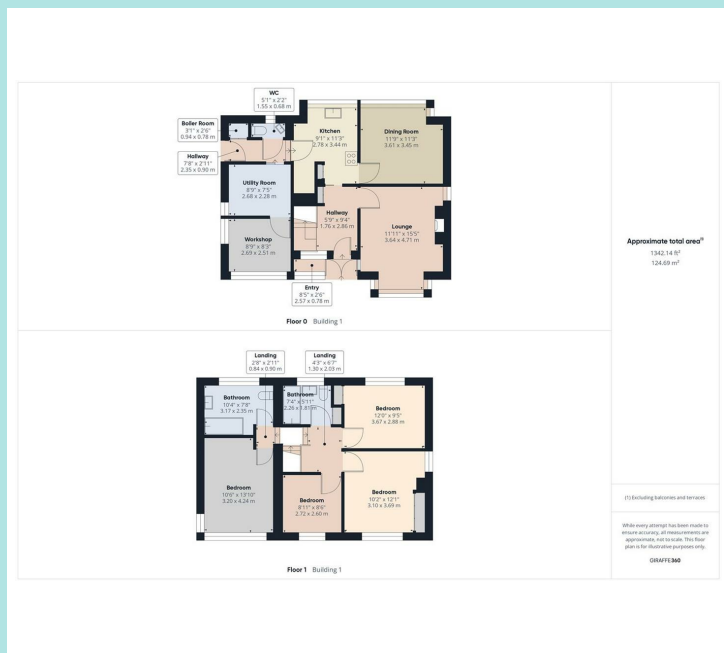
### Location

This is a very popular residential Street and number 102 adjoins the small open parkland. Several Junior and Infant Infant Schools and Brighthouse High School are all within walking distance making this a perfect location for a family. Brighthouse fitness centre and Wellholme Park are also within walking distance and the town centre is less than a five minute drive away.

### Accommodation

An entrance porch at the front of the property leads to good sized hallway with cloakroom cupboards. The large lounge has a bay window overlooking the front gardens and a living flame gas fire to a marble fireplace. The dining room has wood flooring and a pleasant aspect over the rear gardens. This adjoins the kitchen with a range of of base units and wall units and electric cooker. Side entrance hall with storage cupboard housing the Vaillant combination central heating boiler which is only 12 months old and under guarantee. Cloakroom with WC and wash basin. Utility room with plumbing for a washing machine , worktop and storage cupboards. Workshop/Storeroom. NB this could create a small study or further sitting room if required. On the first floor there are four bedrooms three of which are doubles and some have fitted wardrobes. The first bathroom has a three-piece white suite, electric shower, complementary tiling and pleasant aspect over the rear garden. This could easily be converted to an ensuite for the main bedroom. The second bathroom has a white suite, shower unit and fully tiled walls. Landing with access to a large boarded loft area with light.

At the front of the property is a paved and flowerbed garden. A long tarmac drive at the side provides ample parking for several vehicles and leads to a double car garage with two up and over doors. To the immediate rear of the property is a large tarmac patio area beyond which is a large lawn area with flowerbeds shrubs an old aluminium greenhouse and a garden shed.



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

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