



## 18 Laverock Lane

Brighouse, HD6 2NJ

£300,000 Freehold





We are delighted to offer for sale this extended three bedroomed semi detached house which is available for immediate occupation. The current owner has just refitted the property throughout including new dining kitchen with integrated appliances, new fully tiled bathroom with shower, floor coverings decorations etc. It provides a good sized family home together with ample off street parking and large enclosed rear gardens.

#### Location

Laverock Lane is without doubt one of the most popular residential streets in Brighouse. It is within walking distance of Brighouse High School and several junior schools. The property stands back from the road on a good sized plot and is less than a mile from the town centre.

#### Accommodation

There is a side Entrance Lobby with the UPVC external door. At the front of the property is a good sized Lounge 3.83m x 3.6 m including a bay window. Oak flooring and wall light points. There is a superbly fitted large Dining Kitchen 5.86m x 3.83m ( max ) at the rear of the property newly fitted with a range of white gloss units and granite worktops and breakfast bar. A range of integrated appliances include electric hob, double oven, fridge freezer, dishwasher and washing machine. French doors lead to and overlook the rear gardens and there's a large under stairs storage cupboard. On the first floor, there are two double Bedrooms 3.83m x 3.6m and 3.36m x 2.75m one at the front and one at the rear and a single third Bedroom 2.8m x 2.02m . The Bathroom 2.28m x 1.77m has a new white suite is fully tiled has a shower unit and heated towel rail.

At the front of the property there is hedging to both sides together with a tarmac drive providing ample off street parking for a three cars. To the rear of the property is a large stone paved patio beyond which is a good sized lawned area and garden shed.



Council tax band: B  
EPC rating: C  
Ground rent: N/A  
Service charge: N/A

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