



RESIDENTIAL



## South View 165B Halifax Road

Brighouse, HD6 2EQ

**£580,000 Freehold**





We are delighted to offer sale this substantial detached house which is set back off Halifax Road. The accommodation is superbly fitted throughout with generous sized rooms and an abundance of high-quality fixtures and fittings making an enviable family home. Together with the property there is an underbuilt Flat which with further work would make ideal accommodation for a dependent relative.

### Location

The property stands on a generous sized garden plot with delightful open views to the rear and offers a high degree of privacy just away from the main road yet close to the local park and a short walk to the town centre. Local Junior and High Schools are within walking distance and junction 25 of the M62 is less than a 10 minute drive away.

### Accommodation

A large Lounge has a feature fireplace with cast multifuel stove and French doors leading to the rear gardens and taking advantage of the views. A huge Living Dining Kitchen is superb fitted with a comprehensive range of oak units quartz worktops and a central island including breakfast bar. There's a range cooker, integrated dishwasher, wine fridge, and microwave.

Oak flooring with underfloor heating. This room is then open to a Stunning Garden Room with pitched exposed beams and large windows taking full advantage of the open aspect. Multifuel stove and bifold doors leading to the patio and gardens. Utility room with inset sink range of base units, wall units and tiled floor. Double Bedroom to the front of the property fourth Bedroom/Study also to the front of the property. Shower room with large shower cubicle WC and wash hand basin together with fully tiled walls. There is an inner Hallway with storage cupboard and access to the Garage. On the first floor the large Main Double Bedroom has full length fitted wardrobes and a pleasant aspect Second Double Bedroom. Bathroom with white sweet comprising WC wash and basin into a vanity unit bath and complementary fully tiled walls and tile floor.

The property is approached by a tarmac drive off Halifax Road which belongs to the property though 165A does have a right of way over it. There's ample parking for two or three cars and a double car garage with remote door light and power. To the rear of the property are delightful large gardens which include lawn areas, mature shrubs, patio areas and an elevated patio off the Garden Room. There's also an underbuilt small flat which has a large living kitchen and separate shower room. This could be extended further into the adjoining workshop and make a completely self-contained unit ideal for a dependent relative.



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

ws-residential.co.uk

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.