



## 41 Sugden Close

Brighouse, HD6 3EQ

Offers In Excess Of £230,000 Freehold





This three bedroomed end townhouse has been enhanced by a large conservatory extension to the rear and provides an ideal home for a first time buyer or young family. The accommodation is well presented, has private gardens and ample off street parking.

### Location

Number 41 occupies what is possibly the best plot at the very head of this popular residential cul-de-sac. It is not overlooked at the front and backs onto a small wooded area. Standing off Rastrick Common this is also a most convenient location close to local schools and with the town centre and its facilities less than a mile away. Brighthouse train station is also close by.

### Accommodation

There's an entrance lobby with composite external door and useful under stairs storage cupboard. A good size Lounge has a bow window with pleasant aspect to the front and an open staircase. The dining Kitchen has a range of white fronted base and wall units with worktops, complementary tiling and a built-in cooker and hob. Patio doors then lead to a superb large uPVC conservatory with doors leading to, and overlooking, the rear garden.

To the first floor, the main bedroom is at the front of the property with pleasant aspect. The second small double bedroom is at the rear of the property, and the third bedroom is a single. The Shower room has a modern white suite with large shower cubicle, wash hand basin and WC. There is a storage cupboard housing combination central heating boiler. The landing has a drop ladder to a part boarded loft.

To the front of property is a small garden with stone chippings and a tarmac drive at the side provides ample off street parking for three cars. The rear gardens are enclosed offering a high degree of privacy with a lawned area patios and a large garden shed.



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

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