



RESIDENTIAL



35 Ashlea Avenue

Brighouse, HD6 3SR

Offers Around £260,000 Freehold





We are delighted to bring to market this three bedroom, brick built semi detached home on Ashley Avenue, close to the ever popular Woodhouse Primary School. Providing flexible accommodation set over two floors with three bedrooms, two bathrooms, lounge, dining kitchen, gardens, driveway, and detached single garage, this would be an ideal purchase for a young family, those looking to live with extended family or needing space to work from home.

Location

Located on Ashlea Avenue, just up from the entrance to Ashlea Drive, No. 35 is just a short walk from Woodhouse Primary School and Daisy Road park, making this an ideal location for a family with young children. Brighouse train station, the town centre and all it's amenities are within close proximity, and the town enjoys excellent access to the M62. Bradley Woods are also nearby, as are many public footpaths and pleasant walks.

Accommodation

An entry porch gives access into the property and provides a useful utility space for a tumble dryer. A door leads into the hallway with two useful storage cupboards, ideal for coat and shoe storage, and a radiator cover. There is a ground floor bedroom with a window to the front elevation which could be utilised as an office or snug if required. The ground floor bathroom enjoys a white suite comprising: WC, wash hand basin, and bath with shower attachment taps over. A good sized dining kitchen enjoys a range of cream, shaker style base, wall, and draw units with wooden worktops incorporating a breakfast bar and Belfast sink, with mixer tap over. There is space for a dual fuel range cooker with extractor hood above, plumbing for a washing machine, plumbing for a slimline dishwasher and space for an undercounter fridge. With tiled splashbacks, ample space for a dining table, and patio doors overlooking and leading to the rear garden. Located to the front of the property, the lounge enjoys large windows allowing ample natural light, and a coal effect gas fire set upon a marble hearth and backplate with contrasting surround. There is a useful under stairs storage cupboard and an open staircase with timber spindle balustrade leading up to the first floor accommodation.

Continuing up to the first floor, the main bedroom enjoys dual aspect windows to the front and rear elevations and benefits from a range of fitted wardrobes and overhead cupboards. A good sized second bedroom has a window to the front elevation and benefits from a fitted double cupboard. Completing the first floor accommodation is the shower room featuring a white suite comprising: wash hand basin, WC, and shower cubicle.

Externally, the property benefits from a paved driveway providing off-road parking and leading to the detached single garage with up over door. The front garden is lawned with borders of mature shrubs and bushes for privacy. To the rear, a decked terrace is accessed directly via the patio doors and provides pleasant seating area. There is a pebbled area and a further lawn with mature borders. A small picket fence encloses the garden from the driveway and there is a useful outside tap.



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

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