



## 10 The Copse

Brighouse, HD6 2JU

£465,000 Freehold







We are delighted to offer for sale this modern detached house which offers four bedroomed family accommodation on a private corner plot. Step inside and you will appreciate the property has high-quality fixtures and fittings throughout including a superb dining kitchen, fitted wardrobes to two bedrooms, principal bedroom with en suite shower room etc. The property also has a single garage, off street parking and a private enclosed rear garden including a large covered patio area.

### Location

The Copse is a small cul-de-sac just off Halifax Road and number 10 stands in the top corner with a high degree of privacy. This is a popular residential position, within walking distance of highly regarded local schools and Lane Head Park whilst with the town centre less than a mile away. The local railway station and junction 25 of the M62 are both within five minutes' drive.

### Accommodation

There is a good sized entrance hall with modern oak and metal balustrade. Cloakroom with WC and wash hand basin. A large through Lounge enjoys a bay window to the front, a pebble effect gas fire with limestone fireplace, and patio doors leading to the rear garden. There is a Dining room/Snug which overlooks the front garden. A superb, large Dining Kitchen benefits from a range of modern grey, gloss units with integrated appliances. This leads to a Utility room at the rear of the property with further storage cupboards, plumbing for a washing machine, space for a dryer and an external door to the rear garden.

On the first floor the principal double Bedroom at the front of the property has a range of wardrobes (available via negotiation) and an en suite Shower room with a modern suite. The second Bedroom, also a double, overlooks the front of the property and has fitted wardrobes. A third double Bedroom has a side aspect and the fourth Bedroom, a single, enjoys fitted wardrobes and a pleasant aspect over the rear garden. This is ideal as an office if required. The family Bathroom has a modern white suite and is fully tiled.

Access to number 10 is via a part shared drive with number 9 as it is in the top corner of the cul-de-sac. There's an open lawn garden to the front and parking area. Single car Garage. To the rear of the property are delightful enclosed lawned gardens together with a large paved patio area with an aluminium framed canopy.



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

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