

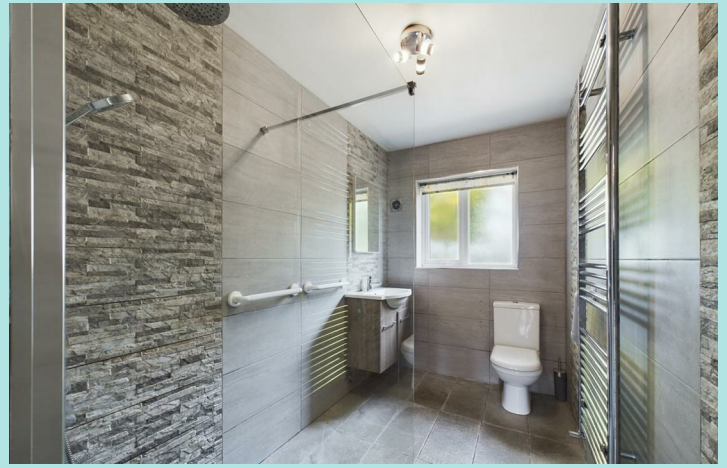


## 23A Maryville Avenue

Hove Edge, Brighouse, HD6 2NU

£340,000 Freehold





We are delighted to bring to the market this detached, stone built bungalow located on a popular yet quiet cul-de-sac in the highly regarded Hove Edge area of Brighouse. Offered to the market with no upper chain, this well presented home provides two ground floor double bedrooms, a fantastic wet room and open plan dining kitchen with lounge and conservatory. In addition there are two spacious attic rooms which offer potential to create further accommodation subject to obtaining any necessary permissions. Low maintenance gardens and an off road parking space make this a desirable property and an early viewing is recommended to avoid disappointment.

### Location

Maryville Avenue is accessed from the A644 Halifax Road, and 23A can be found on the cul-de-sac which forks to the left, on the right hand side. Accessed can also be gained onto the avenue from Finkil Street. Hove edge is an extremely popular area of Brighouse, within easy reach of the town centre and all its amenities. The highly regarded Brighouse High, as well as both infant and junior schools are within walking distance, and junction 25 of the M62 is easily accessible.

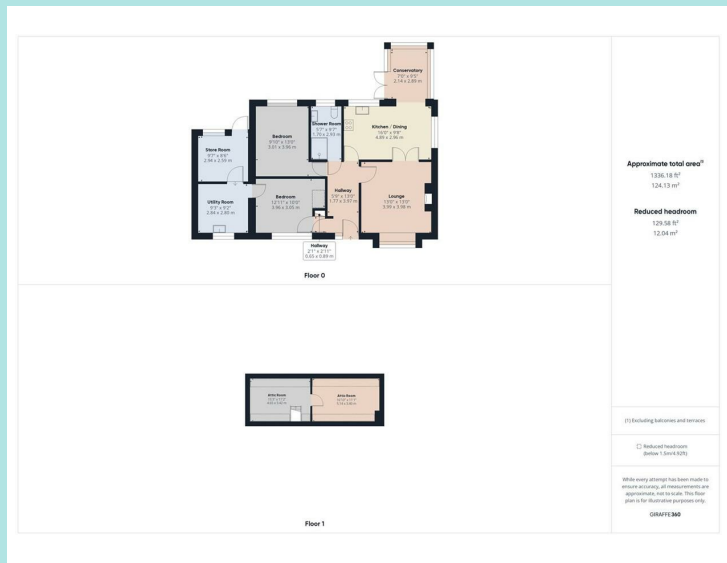
### Accommodation

Step inside and you will appreciate the property has been renovated to a good standard and enjoys double glazing and gas central heating. A uPVC and glazed door gives access into the spacious hallway. Set off the hallway on the right hand side is a good sized lounge with the central feature being a beautiful decorative fireplace with timber surround. Double doors lead through to the dining room which has a window to the side elevation and is open plan to both the conservatory and the kitchen. The conservatory enjoys full height windows which allows ample natural light in, and double doors lead out to the rear garden with an access ramp suitable for a wheelchair. The kitchen area benefits from an excellent range of base, wall and drawer units with contrasting work surfaces incorporating a sink with drainer and mixer tap, and a four ring induction hob with extractor hood above. Integrated appliances include: fridge freezer, an electric oven and microwave. With a feature radiator, tiled splashbacks, a window overlooking the rear garden and an internal door leading back into the hallway.

The fantastic shower room is a wet room enjoying a walk in shower area with glass shower screen, rainfall shower head and hand held attachment. There is a wash hand basin with mixer tap set within a wall mounted vanity unit and a low flush WC. Being fully tiled with an electric mirror, heated towel rail, hand rails and an extractor fan. Set to the rear of the property is a good sized double bedroom with window overlooking the garden. A second double bedroom is located to the front of the property and includes an open recess beneath the staircase which could be utilised to create storage/built in wardrobe. A door from this bedroom provides access into the former garage which now provides a spacious utility room with a base unit and worktop incorporating a sink with drainer and mixer tap. There is plumbing for a washing machine and a vent of a dryer. A further door leads through to a store room where the boiler is housed. There is an additional worktop with storage and an external door out to the rear garden.

In addition, a staircase leads up to two useful attic rooms which offer potential to create further living accommodation subject to obtaining any necessary planning permissions or building regulation works. The first room enjoys two skylight windows and could be used as a home office or snug. A door leads through to the second attic room which has been used as an occasional bedroom and also has a skylight window.

Externally low maintenance, wheelchair friendly gardens surround the property and are predominantly paved with tarmacadam pathways and parking space. There is a small area of lawn with borders of mature shrubs and trees.



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

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