



1 Well Green Lane

Brighouse, HD6 2NS

£395,000 Freehold





We are delighted to offer for sale this generous sized extended detached house in a much sought after area, which offers a three-bedroom family home together with good sized gardens, with the opportunity to further develop the large boarded loft that the house boasts. Step inside and you will appreciate the accommodation has been restored and renovated to a high standard with superbly fitted throughout with high-quality fixtures and fittings. Together with the property, there is a, good sized Garden Room ideal for those wishing to run a business from home. Viewing an absolute most as we are certain you will not be disappointed with the generous specification offered.

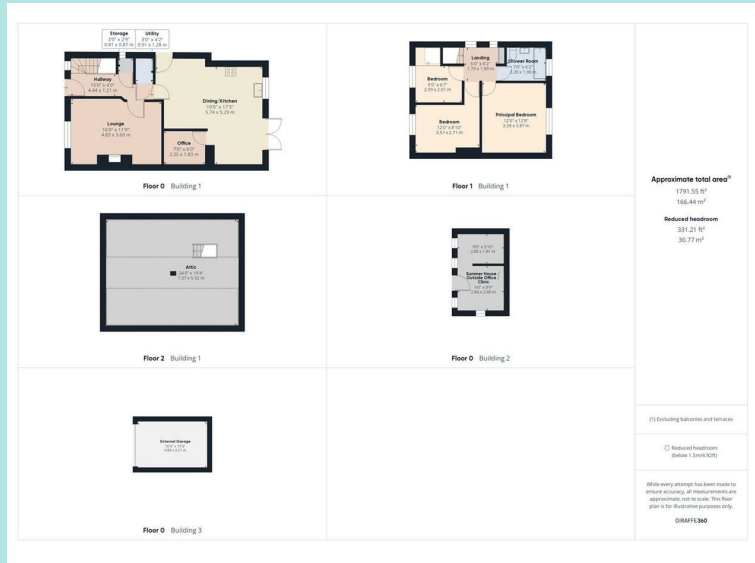
Location

The property is situated in a slightly elevated position, with a pleasant and far reaching aspect to the front. Crow Nest Golf Club is within walking distance as are several local junior schools and Brighthouse High School. The town centre shops in amenities are less than a mile away. This is therefore not only a pleasant, but highly convenient residential location

Accommodation

There's a good sized entrance hall with modern composite external door. Cloakroom cupboard and separate cupboard with plumbing for the washing machine. A good size Lounge at the front of the property has a multifuel stove recessed to feature stone and brick fireplace with large oak mantel. At the rear of the property is a stunning large Living/Dining Kitchen, which has a comprehensive range of modern units wood worktops and integrated appliances including an electric hob ,two gas ovens, extractor chimney, dishwasher and fridge. Central island with breakfast bar. French doors lead to and overlook the rear gardens. There is a office/Study also located on the ground floor. On the first floor, there's a Double Bedroom at the front of the property with pleasant aspect. The second Double Bedroom at the rear of the property has a full range of fitted wardrobes and drawer units. The third Bedroom is a single at the front of the property with pleasant aspect. The Bathroom has a modern white suite with WC, contemporary vanity unit with wash and bath with shower unit and complementary tiling. NB There is a drop ladder from the bathroom which leads to a large, boarded loft with velux roof light.

At the front of the property, there is a lawned garden and shrubs and a pleasant aspect. A private gated driveway offering off-street parking, also a single car garage with mains electric and up over door. To the immediate rear of the property is a good sized patio area beyond which is a large south facing garden with lawned area areas and shrubs offering a high degree of privacy. At the top of the garden is a good sized Garden Room which is ideal for a variety of uses and has electric lights ,power and electric heating.



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

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