



## 7 Henry Street

Brighouse, HD6 2BL

Offers Over £300,000 Freehold





We are delighted to bring to market this spacious, stone built through terrace which enjoys a generous rear garden, detached garage and private driveway providing off road parking for two vehicles. The property boasts many period features with high ceilings, uPVC double glazing and gas central heating throughout. With five bedroom accommodation set over three floors plus a useful keeping cellar, this wonderful home would suit a variety of purchasers and an early viewing is recommended to avoid disappointment.

#### Location

Henry Street is situated just off Garden Road, a quiet residential location with many local amenities including a store/off licence, laundrette, park and highly regarded local schools including St Andrews Infants and Juniors. Benefiting from good transport links with Garden Road being a bus route, and nearby Brighouse enjoying both bus and railway stations, as well as easy access to the M62. The town features many popular restaurants, bars and other amenities including a leisure centre with swimming pool, supermarkets and independent / speciality shops.

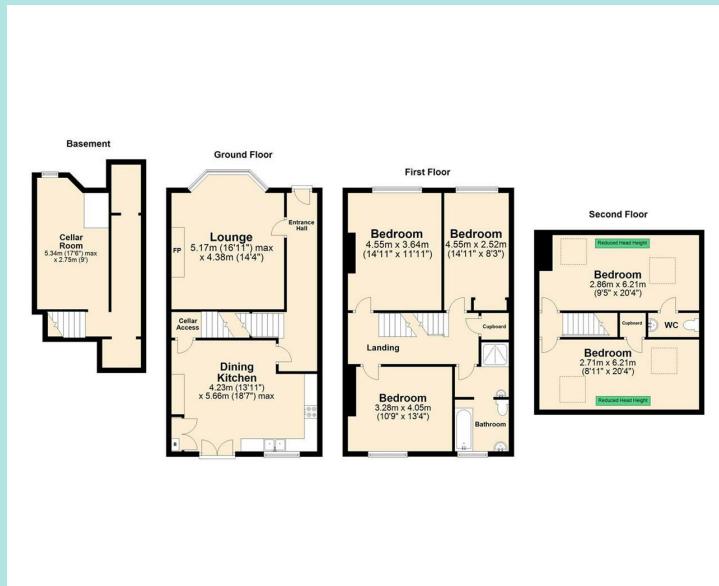
#### Accommodation

Stone stairs lead up to a timber and glazed front door which opens into a welcoming entrance hallway with laminated wood flooring. The generous lounge enjoys a large bay window to the front elevation with feature panelling and period coving, skirting, and ceiling rose. A functioning Edwardian cast iron fireplace with original surrounding tiles is the focal point of the room. The spacious dining kitchen is set to the rear of the property and enjoys a good range of shaker style cream base, wall and drawer units with tiled splashbacks. Contrasting worktops incorporate a double Belfast sink with mixer flexi-hose tap, and an induction hob with extractor hood above. There is an integrated electric oven, and plumbing for both a dishwasher and washing machine. The combi boiler, which was installed in 2020, is within the fitted double cupboard to the alcove by the open chimney breast. Double uPVC doors overlook and lead out to the rear garden. An internal door gives access to the keeping cellar with a window to the front elevation, large stone keeping table and recessed shelving. With power, light, and space for a dryer. Both the gas and electric meters are located here.

From the hallway, an open staircase leads up to the first floor landing with a timber spindle balustrade and useful storage cupboard. There are three double bedrooms, two are set to the front of the property, with the smaller of the two room benefitting from a large open cupboard which provides both hanging and shelving storage. The third bedroom is set to the rear with views over the garden and recessed shelving to one alcove. With a quirky layout, the house bathroom comprises two distinct areas. The first section features a wall mounted wash hand basin, heated towel rail and shower cubicle. An opening leads into the second area which features a white three piece suite comprising: low flush WC, wash hand basin and bath with shower attachment.

Continuing up to the second floor where there are two further double bedrooms, each with an exposed beam and two large Velux windows with fitted blinds. The bedroom set to the front boasts an en suite WC with a two piece white suite comprising: wash hand basin and WC. The bedroom at the rear is currently utilised as an office space with a useful fitted cupboard, and has been partly partitioned off by bookcases to create a storage area to the rear.

Externally, to the front of the property there is a small garden with slate chippings, mature plants and shrubs. It is enclosed by a stone wall boundary with a stone paved path and steps to the front door, and a pathway leads down the side of the property where gated access leads into the rear garden. Accessed from Rayner Road, there is a pebbled driveway which provides off road parking for two vehicles and leads to the detached garage which benefits from a manual, sectional roller door. A gate leads through to the rear garden which enjoys a generous lawn, two paved patio areas and borders of mature plants, trees and shrubs. There are external power sockets and a useful outside tap.



Council tax band: B

EPC rating: D

Ground rent: N/A

Service charge: N/A

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