



26 Long Fallas Crescent

Brighouse, HD6 3TN

£420,000 Leasehold





Step inside this brick built detached house and you will appreciate that the current owners have carried out many recent improvements, re-fitting and decorations making this a truly enviable family home. The accommodation has generously sized rooms throughout together with a large established and private rear garden plus ample parking for several cars. The heart of the home is a superbly fitted large living/dining kitchen and there's also a useful separate study perfect for those working from home.

Location

This is a much respected and popular residential street just off Huddersfield Road. Woodhouse Primary School is within walking distance and the town centre, shops, cafés, bars and restaurants are also very close by. For those needing to commute the railway station is five minutes away and there's also easy access to Junction 24 of the M62.

Accommodation

A good sized panelled entrance hall has a useful under stairs storage cupboard. A large lounge at the rear of the property has picture windows overlooking the rear gardens and has a living flame gas fire and fireplace. The living/dining kitchen is newly fitted with a central island with a breakfast bar and a comprehensive range of grey fronted units and integrated appliances, including an induction hob extractor chimney, electric oven, microwave and dishwasher. Patio doors lead to and overlook the rear garden. A utility room/cloakroom has a w/c, bracketed wash-hand basin, fitted cupboards and plumbing for a washing machine and houses the gas central heating boiler which is still under warranty. A study completes the ground floor.

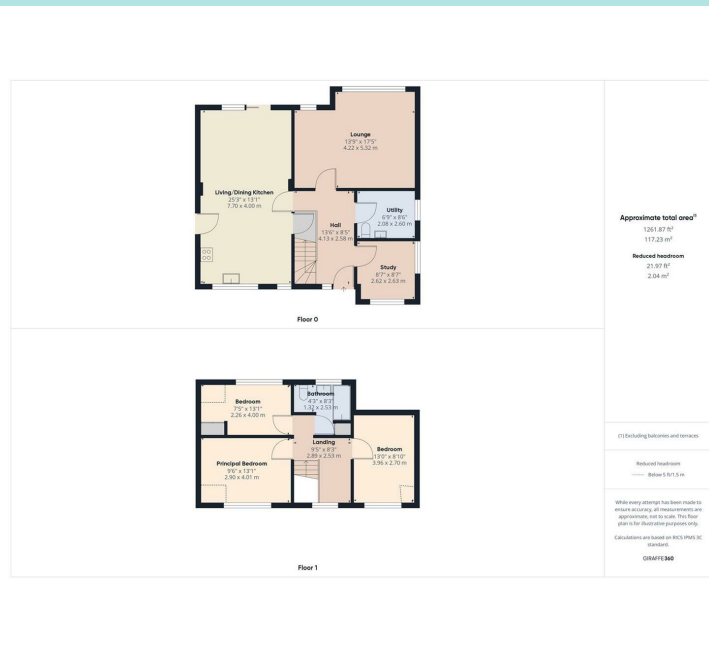
On the first floor, there are two double bedrooms, one with a range of mirrored wardrobes. The third bedroom is a large single with fitted wardrobes. A bathroom comprises a w/c, wash-hand basin, bath and mixer tap shower unit.

At the front of the property is a tarmac drive with shrubbed borders, providing parking for three cars, alongside an outside tap and garden shed. To the rear are delightful and enclosed large private gardens with paved patio areas, flowerbed shrubs and a good sized lawn with a high degree of privacy.

N.B - planning has been permitted for a first floor and roof extension (existing dormers and roof to be removed), proposed gable ends and new roof line and changes to front porch roofline. More information can be found on the Calderdale Planning Portal using reference: 23/00225/HSE

The property is Leasehold on a 999 year lease . Ground rent £56 pa

Council tax band: E
EPC rating: D
Ground rent: £56 per annum
Service charge: N/A



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