



9 Bolehill Park

Hove Edge, Brighouse, HD6 2RS

Price **£230,000** Freehold





Occupying a generous plot in the sought-after location of Hove Edge, 9 Bolehill Park is a two-bedroom detached true bungalow benefitting from a generous garden, driveway with detached garage and no upward chain. The property is ideal for those looking to downsize and sits close to a range of local amenities and excellent transport links.

Location

9 Bolehill Park is positioned on a lovely open cul-de-sac within the sought-after residential location of Hove Edge, conveniently located within easy reach of Brighouse town centre, enjoying a good range of local amenities and benefiting from excellent commuter links by both road and rail with regular rail services running from Brighouse train station. The M62 provides access to Leeds centre (approx 15 Miles) and Manchester centre (approx 33 miles). The area boasts highly regarded schools including St Andrews C of E Infant & Junior School, Trinity Academy St Chads Primary School and Brighouse High School.

Accommodation

Access is gained through a composite door into the entrance hallway. The first door on your left takes you through to the kitchen offering a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap.

Straight ahead is the spacious lounge which has a gas fire to the focal point and a sliding glazed door allowing access to the conservatory which floods the room with natural light and in turn accesses the enclosed rear garden.

Moving through to the part tiled shower room which boasts a three-piece suite comprising a w/c, wash-hand basin and walk-in shower cubicle. Two double bedrooms complete the internal accommodation, the principal benefiting from floor-to-ceiling mirrored wardrobes.

Externally, a tarmac driveway provides off-street parking for one car, leading to a detached single garage with power, lighting and up-and-over door. A flagged pathway leads through a lawn to the front door and continues round to the side garden which has a generous lawn bordered by mature planting and shrubbery.



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

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