



## 16 Spout House Lane

Hove Edge, HD6 2PL

Asking Price £250,000 Freehold







Situated in the sought-after location of Hove Edge close to excellent schools and plenty on local amenities, 16 Spout House Lane is a well-presented three-bedroom mid-terrace home with off-street parking and south-west facing garden.

### Location

Spout House Lane is within the sought-after residential location of Hove Edge, conveniently located within easy reach of Brighthouse 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 Brighthouse 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 Brighthouse High School.

### Accommodation

Access is gained into the welcoming entrance hallway with an open staircase with decorative balustrade rising to the first floor. The first door on your left takes you through to the kitchen/diner.

The kitchen offers a range of shaker-style wall, drawer and base units with contrasting worksurfaces incorporating a ceramic sink and drainer with mixer-tap. Integrated appliances include a oven, four-ring hob with extractor above and dishwasher. An arch way leads through to the dining area with plenty space for a family dining table.

Moving through to the spacious lounge with an window and French doors allowing for natural light to flood through. A gas fire sits a the focal point with decorative Adam-style surround while the French doors allow access to the south-west facing rear garden.

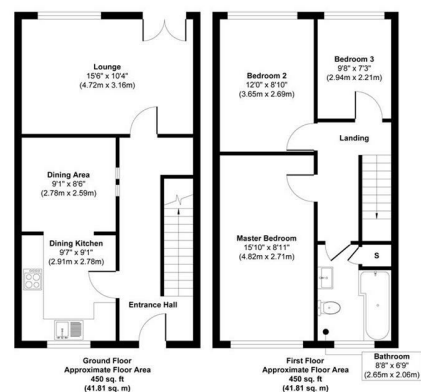
Rising to the first floor landing access three bedrooms and the house bathroom. The spacious principal bedroom is positioned to the front of the property with far-reaching views while the two further bedrooms enjoy an outlook over the rear garden. The modern and fully tiled house bathroom boasts a contemporary three-piece suite comprising a w/c, wash-hand basin and panelled bath with overheads rainfall shower.

Externally, to the front of the property there is allocated parking for two cars alongside a further pebbled area and stone-flagged patio. To the rear, French doors access an enclosed south-west facing garden with stone-flagged patio, lawn and storage shed.

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



16, Spout House Lane, Brighthouse, HD6 2PL



Approx. Gross Internal Floor Area 900 sq. ft / 83.62 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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