



## 9 Blackburn Road

Brighouse, HD6 2ET

**Offers Around £320,000 Freehold**







We are delighted to offer for sale this extended, semi-detached family home positioned on Blackburn Road, a sought-after residential location close to the highly regarded St Andrews C of E Infant School. The accommodation boasts three bedrooms, two reception rooms, a dining kitchen, downstairs WC and an occasional room/office over the garage. This well maintained and superbly presented property is an ideal purchase for a young family with a South-West facing and enclosed rear garden, gas central heating, double glazing, and some lovely period features such as large square bay windows and original internal doors with Art Deco style detailing.

### Location

Blackburn Road can be accessed from both Granny Hall Lane and Garden Road, with easy access to the park and Lane Head Recreation Ground. Conveniently located within easy reach of Brighouse town centre and with excellent commuter links via both Brighouse railway station and the M62 motorway network, the area boasts highly regarded schools including St Andrews C of E Infant & Junior School and Brighouse High School.

### Accommodation

A uPVC and glazed door with glazed arch surround gives access into the welcoming entrance hallway with an exposed stone archway surrounding the door, and an open staircase to the first floor with timber spindle balustrade. Wood effect laminate flooring runs throughout the hallway and into the good sized front lounge with a beautiful square bay window which floods the room with natural light, and a custom made stone fireplace features a coal effect gas fire. The second reception room is currently utilised as a second sitting room, however it could also be used as a formal dining room. It is set to the rear and enjoys sliding patio doors which overlook, and leads out to, the rear garden.

The generous dining kitchen benefits from an excellent range of base, wall and drawer units with complementary work surfaces incorporating a 1 and ½ bowl sink with drainer and mixer tap, and four ring gas hob with an extractor above. Integrated appliances include an electric double oven and fridge freezer which were both replaced approximately two years ago. There is external access out to the garden and set off the kitchen is the downstairs WC, benefiting from a low flush WC and square wash hand basin set within a vanity unit with mixer tap over, tile splashback, and heated towel rail. There is integral access into the garage which features an electric up and over door and plumbing for a washing machine. The boiler is approximately three years old and situated within the garage.

Continuing up to the first floor where the principal bedroom is set to the front of the property, and enjoys a square bay window to the front elevation and a range of fitted wardrobes by Norwood Interiors, Brighouse. There's a second good size double bedroom which enjoys views over the rear garden and a range of fitted wardrobes, cupboards and drawers, again from Norwood Interiors. The third bedroom is a single, and adjacent the principal bedroom. Enjoying a modern white suite, the fully tiled bathroom benefits from a wash hand basin set within a vanity unit. WC and bath with central mixer tap and shower over with rainfall head, shower attachment and glass shower screen. There is a heated towel rail and spotlights to the ceiling. The landing has a small window to the side elevation and a useful fitted cupboard over the bulkhead of the stairs. There is a loft hatch which gives access to a boarded and insulated loft space. Completing the first floor accommodation is a split level room above the garage which offers potential for a variety of uses, including as an occasional / fourth bedroom, office, children's playroom or storage area. The room is split level and enjoys two Velux windows.

Externally the block paved driveway provides off-road parking for two vehicles and gives access to the garage. There is an attractive garden bedding area with a wide variety of mature plants trees and shrubs with stone wall boundary to the front. The enclosed rear garden features a lawn with attractive flower filled borders and a small pond, a paved patio and fenced boundaries. There is a useful greenhouse, and an outside tap.



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

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