



49 Brookfoot Lane

Southowram, Halifax, HX3 9SX

Offers Around £425,000 Freehold





A wonderful opportunity has arisen to purchase this stone built, detached bungalow which boasts ample off road parking and stunning landscaped gardens. This fantastic, well presented and well maintained property enjoys spacious three bedroom accommodation with several rooms having recently been re-decorated and re-carpeted. Enjoying gas central heating and double glazing throughout, this lovely home is offered to the market with the added benefit of No Upper Chain.

Location

The Property is situated on a small cul-de-sac with only three other properties, set back from the roadside towards the lower end of Brookfoot Lane, ideal for easy access into Brighthouse town centre with various amenities, good schools and excellent public transport links via both bus and railway stations and easy access to the M62. Southowram village centre, which benefits from many local shops, a park and the highly regarded Withinfields Primary School, is just a short distance away, and Halifax town centre is also within easy reach.

Accommodation

A uPVC door gives access into a pleasant entrance hall with new carpet, radiator cover and fitted storage cupboards, useful for coats and shoes. The spacious dining kitchen is flooded with natural light from full height picture windows and enjoys engineered Oak flooring, spotlights to the ceiling and feature light fittings over the breakfast bar. There is a fantastic range of base, wall and drawer units with solid Oak worktops and upstands which incorporate a double Belfast sink with mixer tap over. Integrated appliances include a dual fuel range cooker with extractor hood above, a dishwasher and wine cooler fridge. There is a Welsh dresser and wall mounted plate display rack. An external door leads out the side of the property and an internal door gives access into the utility room which boasts a further range of base units with contrasting worktops which incorporate a stainless steel sink with drainer and mixer tap over. With metro style tiled splashback, plumbing for a washing machine, space for a dryer, a Velux window, spotlights to the ceiling and the boiler is housed within the cupboard.

Continuing through to the generous split level lounge with new carpet which has a dining area, then steps down to the seating area with a central fireplace. There are dual aspect windows and French doors which overlook, and lead out to, the rear garden. Set off the inner hallway, there are two good sized double bedrooms, one with a window to the front elevation and the second is set to the rear. The third bedroom is a good sized single and has most recently been utilised as a dressing room with a range of wardrobes. Completing the accommodation, the luxury house bathroom boasts a feature column radiator and a four piece white suite comprising; freestanding, roll top, claw foot bath with central mixer tap and shower attachment, a wash hand basin, WC and shower enclosure with rainfall shower head and handheld attachment.

Externally, double barn style gates open to a spacious tarmac driveway and a large pebbled area suitable for off road parking for at least five vehicles. There is an area of lawn with borders of mature shrubs and plants. The title boundary extends out across the road to include the further lawn area which is where the property's septic tank is located, and which we are advised is private to the property.

There is a generous, landscaped rear garden which boasts various seating areas including a covered timber gazebo, a timber pergola, areas of decking and pebbles, a stone paved circle patio, a lawn and a bedding area and borders with miniature trees, mature shrubs and plants.



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

ws-residential.co.uk

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.