



## 89 Mayster Grove

Brighouse, HD6 3NU

**Offers In Excess Of £250,000 Freehold**







A fantastic opportunity has arisen to purchase this detached true bungalow situated on a generous plot with lawned gardens, rear decking, driveway and detached garage. Available with no upper vendor chain, the flexible living accommodation boasts two bedrooms and three reception rooms including a conservatory, and would ideally suit an older individual or couple. An early viewing is advised in order to fully appreciate the accommodation on offer.

#### Location:

Situated within a cul-de-sac location in a desirable area and within close reach of Brighouse via foot or private transport, this home provides convenient living adjacent to this busy market town which offers a host of local amenities, transport connections, and leisure facilities.

#### Accommodation:

The property internally has a large main living area to the front elevation with double patio doors providing ample natural light and opening out onto the front lawned garden. A separate kitchen provides a range of base, drawer & wall units with complimentary worksurfaces which incorporate a sink and drainer with mixer tap and tiled splashbacks. There is an integrated oven & hob, plumbing for a washing machine and dishwasher, space for an under counter fridge.

The principal double bedroom enjoys a window to the rear elevation, overlooking the private garden area, and benefits from fitted wardrobes. A second, single bedroom has a window to the side elevation. There is a second reception room which could be utilised as a third / occasional bedroom if required that in turn leads through to the conservatory. This in turn accesses the rear garden. Completing the accommodation, a family shower room offers a three piece suite to include low flush WC, sink pedestal, and walk-in shower.

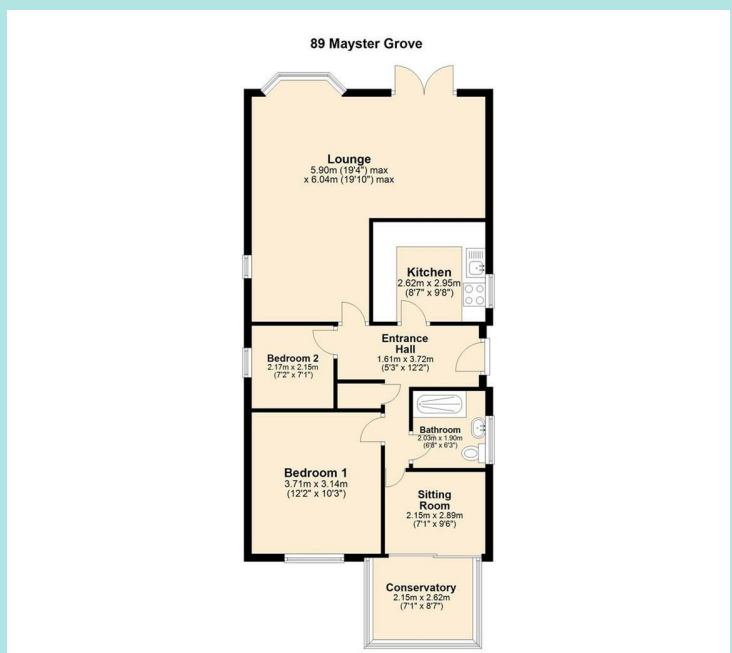
Externally the property enjoys an extensive drive providing ample off road parking and leading to the detached garage with up and over door. There is a good sized front lawn with borders of small plants and shrubs, and a small paved patio. At the rear, a further lawn has mature borders and there is a small decked area by the conservatory.

Council tax band: C

EPC rating: C

Ground rent: N/A

Service charge: N/A



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