



64 Highfield Avenue, Brighouse, HD6 4EB

£280,000

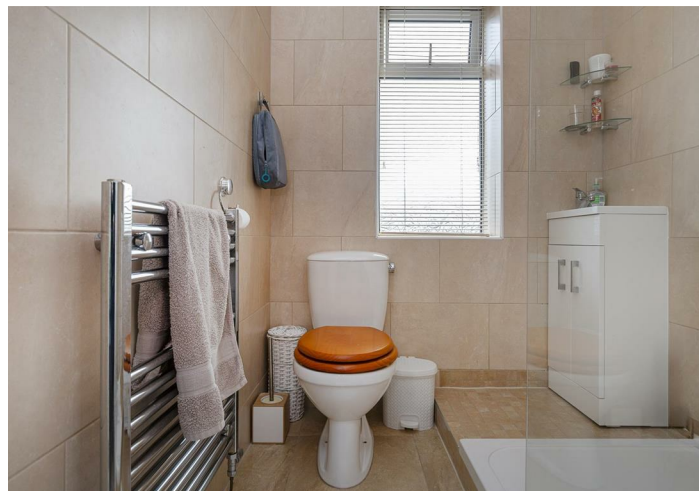
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A charming 4-bedroom semi-detached property that is sure to capture your heart! This delightful home is ideal for a family buyer, offering ample space throughout, ensuring comfort and convenience for all.

Located in the popular area of Brighouse, this property provides easy access to local schools and amenities, making daily life a breeze. The real gem of this home is the driveway, which can accommodate multiple cars, a rare find in this area, ensuring parking is never a hassle.

Boasting low maintenance gardens both to the front and rear, perfect for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends and family.

Don't miss out on the opportunity to make this house your home - book a viewing today and envision the wonderful memories you could create in this beautiful property on Highfield Avenue!





GROUND FLOOR

ENTRANCE HALL

Having a uPVC double glazed door into the entrance hall, where there is a central heating radiator and stairs leading to first floor.

LOUNGE

12'10 x 13'11 (3.91m x 4.24m)

The focal point of the room is the stone effect gas fireplace with decorative mantel and surround. There is a central heating radiator, uPVC double glazed window to the front elevation and doors leading into the dining room.

DINING ROOM

12'9 x 13'1 (3.89m x 3.99m)

Enjoying a uPVC double glazed window to the rear elevation and a central heating radiator.

DOWNSTAIRS W.C

A two piece suite comprising of a low flush w.c and pedestal wash hand basin. There is tiling to the splashbacks and a uPVC double glazed window to the rear elevation.

KITCHEN

9'7 x 23'3 (2.92m x 7.09m)

A sizeable kitchen having a range of gloss fronted wall, drawer and base units, roll top worksurfaces with matching upstands and a one and a half bowl stainless steel sink and drainer unit. Integral appliances include a 4 ring gas hob with extractor hood above and a shoulder level double oven. There are two uPVC double glazed windows to the front and side elevation, uPVC double glazed door to the rear and a central heating radiator.

FIRST FLOOR

LANDING

Providing access to the loft via a loft hatch and to 4 bedrooms and the house bathroom.





BEDROOM

9'8 x 16'6 (2.95m x 5.03m)

The main bedroom enjoys built in wardrobes with shelving and hanging space, a central heating radiator and a uPVC double glazed window to the front elevation. There is access to the en-suite shower room.

EN-SUITE SHOWER ROOM

A three piece suite comprising of a low flush w.c, wash hand basin with vanity unit under and a walk in shower with showerhead attachment and glass shower guard. With tiling to the full ceiling height and floor, chrome heated towel rail and a uPVC double glazed obscure window to the rear elevation.

BATHROOM

A three piece suite comprising of a low flush w.c, wash hand basin with vanity unit under and a panelled bath with shower head attachment and glass guard. With tiling to the full ceiling height, a heated towel rail and a uPVC double glazed obscure window to the rear elevation.

BEDROOM

9'10 x 8'7 (3.00m x 2.62m)

Enjoying built in wardrobes with partly mirrored sliding doors, a central heating radiator and a uPVC double glazed window to the rear elevation.

BEDROOM

10' x 13'10 (3.05m x 4.22m)

Benefitting from two built in wardrobes with shelving and hanging space, a central heating radiator and a uPVC double glazed window to the front elevation.



BEDROOM

6'5 x 7'4 (1.96m x 2.24m)

A good sized single bedroom with a storage cupboard above the bulkhead, a central heating radiator and a uPVC double glazed window to the front elevation.

OUTSIDE

FRONT EXTERNAL - The property benefits from a sizeable driveway, providing off street parking for multiple cars, there are steps leading to an outbuilding and further steps leading to a flagged pathway which gives access to the front door, and low maintenance garden laid predominantly to lawn with shrub/walled borders.

REAR EXTERNAL - Boasting a tiered low maintenance garden with decking to the top tier, further decking to the middle tier which would be ideal for alfresco dining, and flagging to the lower tier with fenced borders.

There is also access to a useful storage room.

SIDE EXTERNAL - To the side, the property boasts an open decked area with roof, ideal for a hot tub.

001 BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

002 DIRECTIONS:

From Brighouse take the A641 Bradford Road passing Wellholme Park on the right and continue all the way to the traffic lights at Bailiff Bridge. Continue straight ahead through the traffic lights. Turn right onto Highfield Avenue, bare left at the top of the road where the property can be found on the left hand side.

003 TENURE:

Freehold

004 COUNCIL TAX BAND:

Band B

005 MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

006 ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



TOILET RULES
IF YOU'RE FINISHED
FLUSH IT
IF YOU LEFT IT OF
PUT IT DOWN
IF IT SMELLS
IF IT'S ROTTEN
IF IT'S ROTTEN
REPLACE IT
LADIES
PLEASE REMAIN
SEATED FOR THE WHOLE
PERFORMANCE
GENTLEMEN
STAND CLOSER
IT MAY BE SHORTER
THAN
... YOU THINK ...



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Floor -1



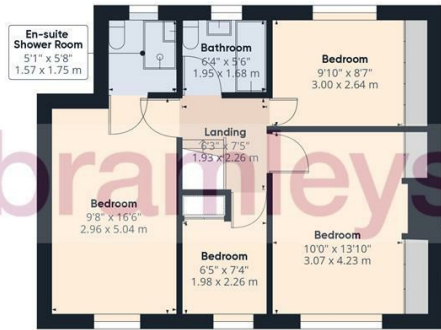
Floor 0

Approximate total area⁽¹⁾
 1374.87 ft²
 127.73 m²

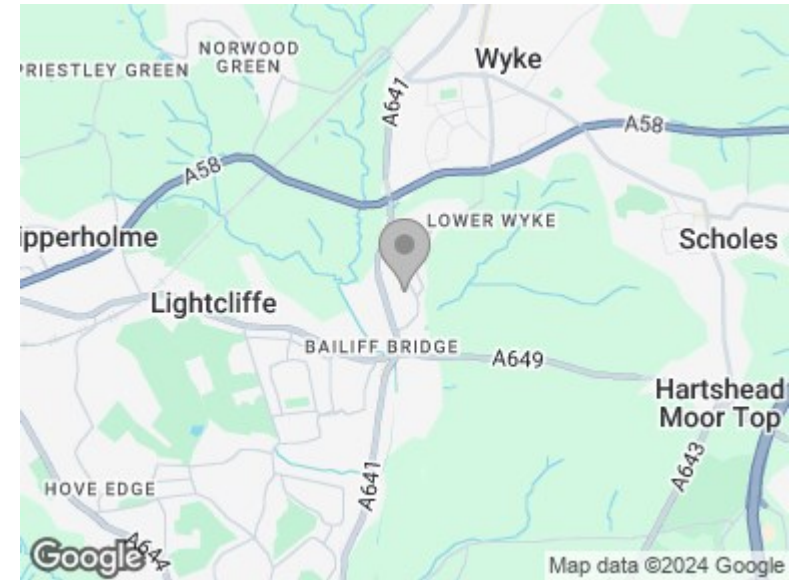
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 1



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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