



37 Sefton Avenue, Brighouse, HD6 2NA
Asking Price £245,000

bramleys



This 3-bedroom semi-detached dormer bungalow occupies a generous corner plot and offers excellent potential for a family looking to modernise and personalise their next home. The property benefits from double glazing and a gas-fired warm air heating system, with a layout that includes: an entrance hall, a spacious lounge/diner with views over the rear garden, a separate fitted kitchen, and a ground-floor double bedroom with fitted wardrobes. A three-piece bathroom is also conveniently located on the first floor, along with two additional bedrooms and built-in eaves storage.

Externally, the property boasts generous gardens to the front, side and rear, a driveway providing off-road parking for 2 cars, and a detached garage. Situated in a popular residential location, it is well placed for sought-after schools, local amenities, and Brighouse town centre.



GROUND FLOOR:

Enter the property via a sealed unit double glazed external front door into the entrance hall, or UPVC double glazed external side door into the kitchen.

Entrance Hall

12'11" x 9'8" max (3.94m x 2.95m max)

This spacious entrance hall has a staircase rising to the first floor level and a sealed unit double glazed window to the front elevation. There is an understairs storage cupboard which also houses the central heating unit.

Lounge/Dining Area

20'11" max x 15'6" max (6.38m max x 4.72m max)

A spacious open plan lounge with dining area which is fitted with a large, sealed unit double glazed window which overlooks the rear garden. There is also a coal effect, living flame gas fire which is inset to a tiled fireplace with timber mantel and to the dining area there is a further uPVC double glazed window to the side elevation. A door gives access to the kitchen.

Kitchen

10'11" x 8'1" (3.33m x 2.46m)

Fitted with a range of matching wall and base units with working surfaces and tiling to the walls. There is also a 1.5 bowl stainless steel sink with side drainer and mixer tap, built-in 5 burner gas hob, double oven, washing machine and fridge. The kitchen also has a uPVC external door to the side elevation and a uPVC double glazed window which gives views over the rear.

Master Bedroom

12'1" max x 10'11" max (3.68m max x 3.33m max)

A good sized double bedroom which is positioned to the front of the property. Fitted with a range of furniture including wardrobes, drawers and bedside units. There is also a sealed unit, double glazed window to the front elevation.

FIRST FLOOR:

Landing

Having 2 uPVC double glazed windows, this spacious landing also provides a useful study area.

Bedroom 2

10'10" x 8'7" max (3.30m x 2.62m max)

A good sized second bedroom which is fitted with a uPVC double glazed dormer window which provides far reaching views to the rear elevation.

Bedroom 3

10'10" max x 8'3" max (3.30m max x 2.51m max)

A good sized third bedroom which is positioned to the front of the property, having a uPVC double glazed window.

Bathroom

Furnished with a 3 piece coloured suite comprising of a low flush WC, vanity wash hand basin with cupboard beneath and a panelled bath with electric shower over. There is also access to further storage under the eaves, full tiling to both the walls and floor, inset ceiling spotlights, and a uPVC double glazed window.



OUTSIDE:

To the front of the property there is a pleasant lawned garden with shrub borders. To the side of the property there is a generous block paved driveway which provides off road parking for 2 cars and gives access to the detached, single garage. The rear garden is particularly spacious, comprising of a raised patio seating area, which leads down to a further generous lawned garden, with borders planted with shrubs and fruit trees. There is also a greenhouse at the bottom of the garden.

Garage

With an up and over, roller shutter door. There is power/light, water supply and further uPVC double glazed window at the rear.

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.

DIRECTIONS:

Leave Elland via Victoria Road turning right onto Southgate. Take the first exit at the roundabout and then take an immediate right turn onto Dewsbury Road (B6114) and follow this road along. At the junction with The Sun Inn on the left hand side, turn left onto New Hey Road (A643) and stay on this road heading straight across at the double roundabout and continue along this road, taking the first exits at the next 2 roundabouts before crossing over the Rastrick Bridge. Stay on Briggate as it becomes Owler Ings Road. Take the first exit at the mini roundabout, and then take the second exit onto Halifax Road and the next big roundabout. Take the right turn onto Waterloo Road and a left turn onto Lightcliffe Road and take the second exit at the roundabout continuing along Lightcliffe Road. Take a right turn onto Smith House Lane and follow this road around then take a left turn onto Catherine Slack. Follow this road around before taking a left into Sefton Avenue, where the property can be found on the right hand side clearly identified by a Bramleys for sale board.

TENURE:

The title has not yet been electronically registered with the Land Registry. However the sellers hold the title deeds for the property, the property will therefore be registered electronically on completion of a sale.

Tenure - Freehold

COUNCIL TAX BAND:

C

MORTGAGES:

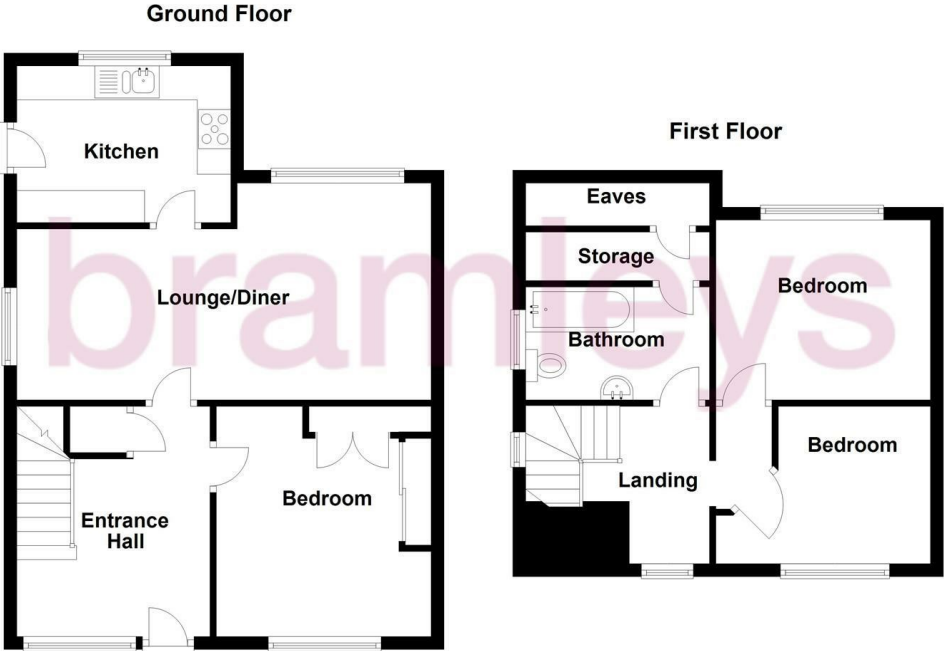
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

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.

VIEWINGS:

Please call our office to book a viewing on 01422 374811.

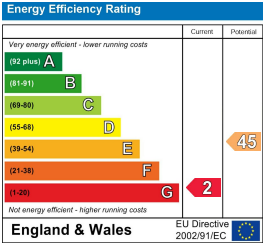


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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