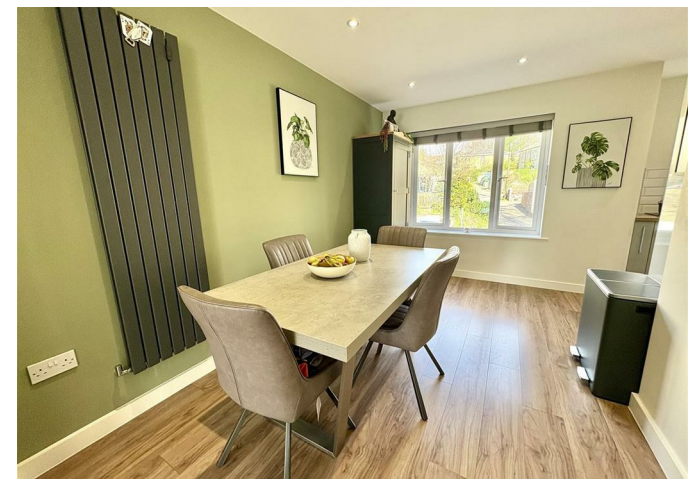
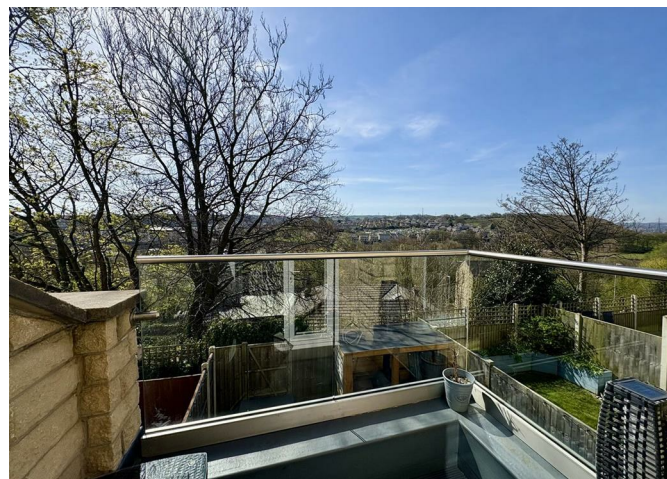




7 The Mews, Sunnybank Road, Brighouse, HD6 2BA
£290,000

bramleys

Enjoying stunning far-reaching views from its elevated position, this spacious and versatile three-storey town house is tucked away in a quiet residential cul-de-sac in one of Brighouse's most sought-after locations. The beautifully presented accommodation is ideal for families or professionals and features four bedrooms, two en suites, and a fantastic open-plan dining kitchen. A highlight of the home is the generous first-floor lounge, where French doors open onto a private balcony—perfect for taking in the impressive panoramic outlook. With an integral garage, utility room, enclosed rear garden, and excellent access to Brighouse town centre and the M62 motorway, this property combines style, space, and enviable views.





GROUND FLOOR:

Entrance Hallway

Accessed via a composite external door to the front, the entrance hallway features a central heating radiator, wood-effect laminate flooring, and a staircase rising to the first floor. There is also a useful understairs storage cupboard and internal access to the integral garage.

Integral Garage

16'8 x 8'4 (5.08m x 2.54m)

A generous single garage with an electrically operated up-and-over door, complete with power and lighting.

Utility

5'1 x 4'10 (1.55m x 1.47m)

Located off the garage, the utility room includes a base unit with work surface and inset stainless steel sink with side drainer and mixer tap, central heating radiator, and plumbing for an automatic washing machine.



Ground Floor Bedroom

10'4 max x 10'1 extending to 16'5 max (3.15m max x 3.07m extending to 5.00m max)

This versatile and spacious room benefits from wood-effect laminate flooring, a central heating radiator, and ample natural light via uPVC windows and a uPVC door leading out to the rear garden. Ideal as a guest bedroom or home office, it also includes a storage cupboard housing the central heating boiler and an adjoining en suite.

En Suite Shower Room

Fitted with a modern white three-piece suite comprising a low flush WC, pedestal wash hand basin, and a corner shower enclosure with electric shower. Additional features include a ladder-style heated towel rail, extractor fan, inset ceiling spotlights, tiled floor and walls, and a uPVC window.

FIRST FLOOR:





Landing

With central heating radiator and staircase rising to the second floor.

Lounge

15'3 x 14'10 max (4.65m x 4.52m max)

A spacious and well-lit lounge with a large uPVC windows and French doors opening onto a rear balcony, offering far-reaching views. The room is fitted with a central heating radiator and is open plan to the kitchen and dining area.

Dining Kitchen

15'5 max x 13'8 max (4.70m max x 4.17m max)

This generous family kitchen offers a stylish and functional space, featuring a range of high gloss wall and base units, complementary work surfaces, and an inset sink with side drainer and mixer tap. Integrated appliances include a four-ring gas hob with electric oven below and extractor canopy, fridge, freezer, and slimline dishwasher. The dining area features a vertical-style radiator and inset ceiling spotlights, while the kitchen continues with laminate flooring, additional inset spotlights, and two uPVC windows to the front.

SECOND FLOOR:

Landing

Includes a central heating radiator, loft access, and a useful bulkhead storage cupboard.

Master Bedroom

12'2 max x 11'10 max (3.71m max x 3.61m max)

Positioned at the rear of the property, this spacious bedroom enjoys far-reaching views via a uPVC window and includes a central heating radiator and access to a private en suite.



Master En Suite Shower Room

Furnished with a modern three-piece white suite including low flush WC, pedestal wash hand basin, and shower enclosure with electric shower. Fully tiled to the shower area and floor, and featuring inset ceiling spotlights, extractor fan, ladder-style heated towel rail, and a uPVC window.

Bedroom 2

11'1 x 8'3 (3.38m x 2.51m)

A well-proportioned double bedroom situated at the front of the property, with a uPVC window and central heating radiator.

Bedroom 3

9'1 x 7'1 (2.77m x 2.16m)

Currently used as a dressing room, this space would also make an ideal single bedroom or home office, complete with central heating radiator and uPVC window to the front.

Family Bathroom

Fully tiled to both walls and floor, the bathroom is fitted with a modern white three-piece suite comprising low flush WC, wall-mounted wash hand basin set within a vanity unit, and a panelled bath with thermostatic shower over. Additional features include inset ceiling spotlights, extractor fan, ladder-style heated towel rail, and a uPVC window.

OUTSIDE:

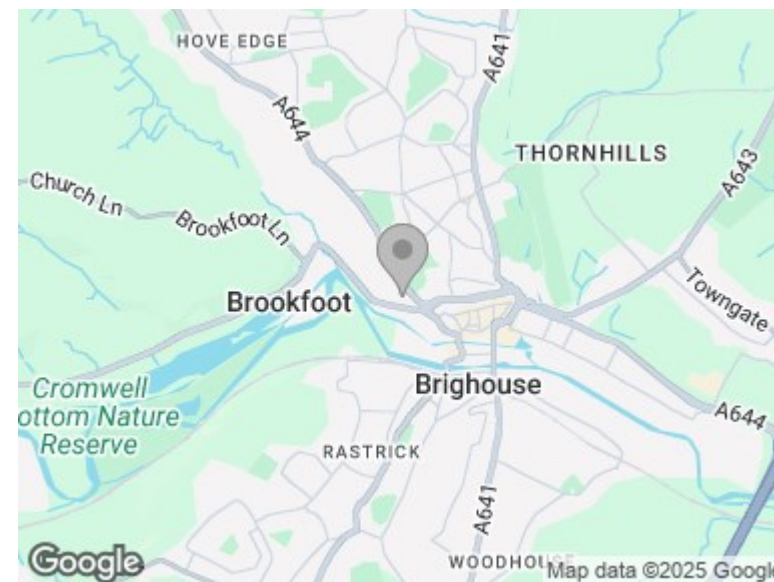
The property features a private balcony off the lounge, enjoying far-reaching views. To the rear is an enclosed, low-maintenance garden with artificial lawn and a built-in bar—ideal for relaxing or entertaining.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the







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		94
(81-91) B	85	
(69-80) C		
(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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