



65 Woodhouse Lane, Brighouse, HD6 3TH
£280,000

bramleys





Nestled in a popular residential location, this beautifully presented three-bedroom semi-detached home offers spacious and stylish accommodation ideal for families and professionals alike. Thoughtfully extended and well maintained by the current owners, the property blends period charm with modern features and boasts a stunning open-plan kitchen and conservatory, landscaped gardens, and a detached garage. Situated close to local amenities, schools, and transport links, it's a fantastic opportunity not to be missed.



GROUND FLOOR:

Entrance Hall

A composite front door opens into a welcoming entrance hall with a radiator cover and open staircase to the first floor.

Lounge

14'8 x 13'7 (4.47m x 4.14m)

A generous front-facing lounge featuring a large angled bay window, period coving and skirting, and a central fireplace with a coal-effect gas fire.

Breakfast Kitchen

18'2 x 9'7 (5.54m x 2.92m)

To the rear, the spacious kitchen is fitted with painted Oak units, quartz worktops, an under-mounted sink, and integrated appliances including a double oven, dishwasher, washing machine, and fridge freezer. A breakfast bar, double pantry, and under-stairs cupboard housing the boiler.

Conservatory

11'13 x 9'0 (3.35m x 2.74m)

Open to the kitchen, the conservatory serves as a dining area with garden views and direct access outside—perfect for entertaining or relaxing.

FIRST FLOOR:

Landing

With window to the side and loft access point.

Master Bedroom

13'1 x 9'8 (3.99m x 2.95m)

Set to the front, the master bedroom features a cast-iron fireplace and a full wall of recently installed fitted wardrobes with overhead cupboards.

Bedroom 2

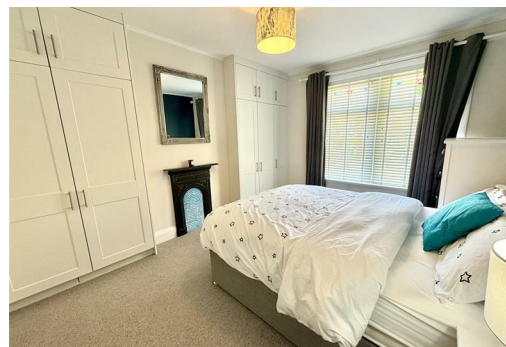
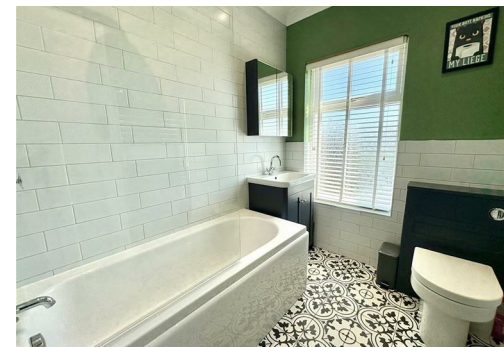
11'4 x 11'7 max (3.45m x 3.53m max)

A spacious rear-facing double bedroom with a single fitted wardrobe and a peaceful garden outlook.

Bedroom 3

7'11 x 5'11 (2.41m x 1.80m)

A compact single bedroom with fitted shelving above the bulkhead—ideal as a child's room or home office.



Bathroom

Stylishly finished with Metro-style tiling, the bathroom includes a vanity unit with wash basin, WC, and a bath with rainfall and handheld shower. Also featuring a mirror cabinet, glass screen, heated towel rail, and spotlights.

OUTSIDE:

The front garden is lawned with mature borders and stone wall boundaries. A side path leads to the enclosed, south-southeast facing rear garden, with decking, lawn, mature planting, and access to the detached single garage via Atherton Lane.

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 Brighouse via A641 Huddersfield Road and proceed straight ahead at the traffic lights. Continue up the hill for approximately 0.5 mile and as the road levels out turn left onto Woodhouse Lane at the crossroads. Follow the road round to the left, where the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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.



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

