



68 Daisy Road, Brighouse, HD6 3SX
Asking Price £239,995

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Situated on the highly regarded and tree-lined Daisy Road in Brighouse, this deceptively spacious semi-detached family home offers well-presented and versatile accommodation arranged over four floors. The property combines character features with practical living space, making it an ideal choice for families or professionals seeking a home in a convenient and well-connected location.

The accommodation includes a welcoming lounge with exposed wooden floorboards and a feature gas stove, a well-appointed kitchen diner with access to the rear garden, two generous double bedrooms, and a useful study area. Further benefits include a dry cellar providing valuable utility and storage space. Externally, the property enjoys gardens to both the front and rear, a driveway, and a detached garage, ensuring ample off-road parking. The home is well placed for access to excellent local schools, parks, and transport links.



GROUND FLOOR:

Entrance Hallway

Accessed from the side of the property via a PVCu external door, the entrance hallway provides access to the ground floor accommodation.

Kitchen Diner

The kitchen diner is both stylish and practical, fitted with wooden wall and base units in complementary dusky pink and cream tones, Corian worktops, a gas hob, and an electric oven. Exposed wooden flooring continues through this space, while a stable door and rear-facing window provide access to and views over the garden.

Living Room

A spacious and tastefully presented living room featuring exposed wooden floorboards and a feature gas stove. A large bay window to the front elevation allows for excellent natural light, creating a warm and inviting space ideal for relaxing and entertaining.

Cellar

A cellar offering a practical utility space with plumbing and space for a washing machine, tumble dryer, and freezer. The newly installed central heating boiler (fitted in December) is also housed here.

FIRST FLOOR:

Landing

Providing access to the first-floor accommodation.

Bedroom

A generous master bedroom featuring fitted wardrobes to one wall and built-in cupboards beneath the bay window, offering excellent storage. The room benefits from a large bay window to the front elevation.

Bathroom

Furnished with a three-piece suite comprising a low flush WC, wash hand basin, and a bath with overhead shower. The bathroom is finished with tiled flooring, part-tiled walls, and a window to the rear elevation.

Study

Currently utilised as a study, this versatile room could also serve as an occasional or guest bedroom. The room benefits from windows to the side and rear elevations and provides access via stairs to the second floor.

SECOND FLOOR:

Attic Bedroom

A generously proportioned attic bedroom featuring exposed wooden beams and dual-aspect Velux windows, creating a bright and characterful space.

NOTE: The vendor advises the loft was converted circa the 1970s. We are not aware of any Building Regulations records. Any reference to room use, including as a bedroom, is for guidance only. Prospective purchasers should make their own enquiries via their legal representative.



OUTSIDE:

The property is positioned on the desirable Daisy Road, known for its attractive tree-lined verges and cherry blossom trees. To the front, there is a lawned garden and a driveway providing ample off-road parking. To the rear, the property enjoys a generous garden with patio and lawned areas, ideal for outdoor dining and entertaining. Further benefits include a single Grimston garage with power and lighting, along with a garden shed.

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 our Elland office via Southgate turning left at the roundabout and then immediately right onto Dewsbury Road. Continue to the traffic lights at the Sun Inn and continue straight ahead. Proceed until this road becomes Fixby road and continue for approx 1 mile. At the Bradley Bar roundabout turn left into Huddersfield Road towards Brighouse. Daisy Road can be found as a turning on the right just before reaching the first set of traffic lights in Brighouse. 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.

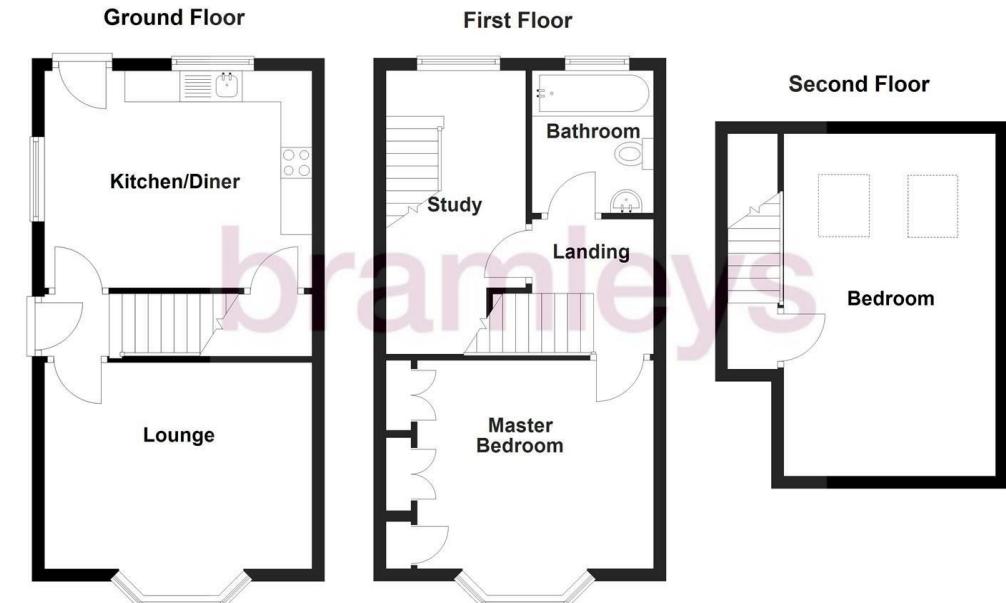
ONLINE CONVEYANCING SERVICES:

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.

VIEWINGS:

Please call our office to book a viewing:-

Calderdale Properties: 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	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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