



31 Woodhouse Gardens, Brighouse, HD6 3UH

£538,000

Offered FOR SALE is this THREE/FOUR bedroom executive detached family home situated on a cul-de-sac in this popular part of Brighouse. Accommodation comprises; Entrance hallway, cloaks/w.c. dining room, office, integral garage, lounge and extended living/dining/kitchen. To the first floor; landing, three double bedrooms (two single bedrooms have been knocked into one.) Option to split them back to two single bedrooms), master bedroom with en-suite shower room and family bathroom. Gardens front and rear and off street parking. The property benefits from Upvc double glazing, gas central heating and alarm system. Solar panels and air conditioning/heating units. Close to the amenities of Brighouse town centre, transport links and access to the M6 motorway network. Ideal family home. Viewing essential.

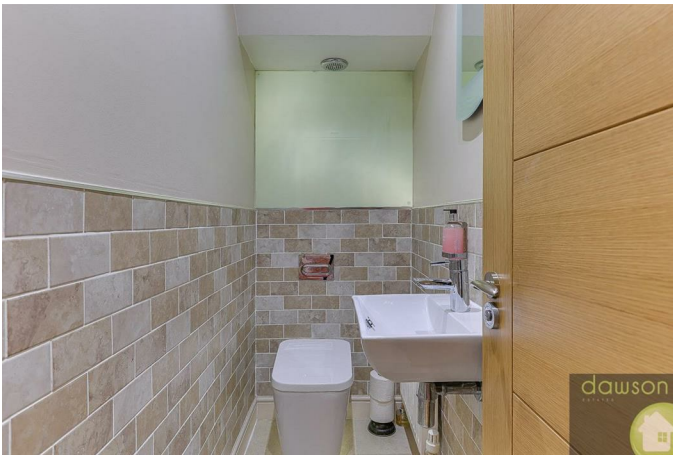
Ground Floor

Entrance Hallway



Composite obscure double glazed door with side panel to front, room stat and alarm control panel. Wood floor, radiator and coving to ceiling. Staircase access to first floor and doors to study, lounge, living/dining/kitchen, dining room/bedroom four and cloaks/w.c.;

Cloaks/w.c. 2'9" x 6'4" (0.85 x 1.95)



Two piece suite with low flush w.c. and floating sink. Laminate tile effect floor, part tiled walls, glass splashback, spotlights and extractor fan. Radiator and lights under the w.c.

Study



Laminate floor, coving to ceiling, spotlights and air conditioning/heating unit. Door to integral garage;

Integral Garage 16'2" max x 17'0" max (4.95 max x 5.2 max)

Electric roller shutter door, loft hatch with drop down

ladder (loft is fully boarded with power and light). Wooden obscure double glazed door to rear.

Dining Room 9'2" x 13'5" (2.8 x 4.1)



Double bedroom currently used as a dining room, radiator, coving to ceiling and Upvc double glazed leaded effect window to front.

Lounge 13'9" x 14'1" (4.2 x 4.3)



Radiator, coving to ceiling and air vent. Dual fuel cast iron stove with stone base and wooden mantel. T.v. point, cable point and double doors to living/dining/kitchen;

Living/Dining/Kitchen 22'1" max x 23'11" max (6.75 max x 7.3 max)



The kitchen area has a range of wall and base units with solid wood worktop and granite worktop and splashback. Five ring gas hob with extractor hood above, double electric oven and grill and microwave. Belfast sink, dishwasher and space for American fridge/freezer. Wood floor, usb socket, spotlights. Two air conditioning/heating units and radiator. Two Upvc double glazed windows to side, bi-fold Upvc double glazed doors to rear, Upvc double glazed window to rear and three wooden double glazed velux windows. Cable point and door to utility;

Utility 4'11" x 7'8" (1.5 x 2.35)



Having a range of wall and base units with granite worktop and granite and tiled splashbacks. Plumbing for washing machine, circular stainless steel sink and wood floor. Wooden obscure double glazed door to side. Fusebox and wall mounted 'Glow worm' condensing boiler.

First Floor

Landing



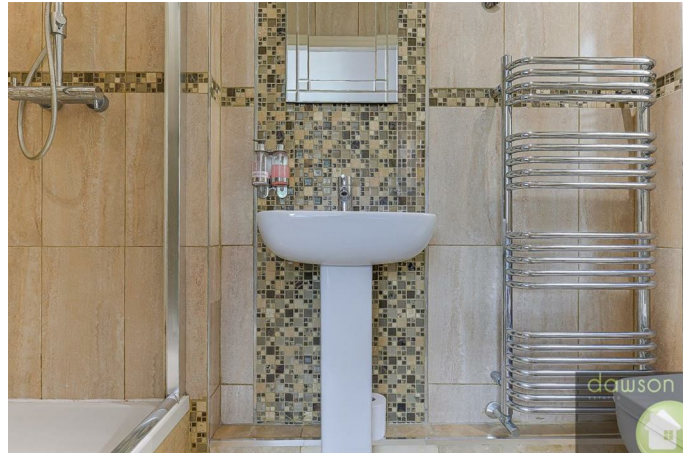
Loft hatch with drop down ladder (Loft is fully boarded with power and light). Radiator, Upvc double glazed leaded effect window to front. Air conditioning/heating unit and storage cupboard housing the hot water cylinder. Doors to bathroom and bedrooms;

Bedroom One 11'1" x 14'5" (3.4 x 4.4)



Double bedroom with radiator, usb socket and fitted wardrobes. Upvc double glazed leaded effect window to front and door to en-suite shower room;

En-suite Shower Room 3'3" x 8'2" (1 x 2.5)



Three piece suite comprising low flush w.c. pedestal wash basin and shower cubicle with mains shower and waterfall shower. Tiled walls and floor, extractor fan and spotlights. Upvc obscure double glazed window to side.

Bedroom Two 12'1" max x 12'7" max (3.7 max x 3.85 max)



Double bedroom with radiator, spotlights, fitted mirrored wardrobes and Upvc double glazed window to rear

Bedroom Three 9'4" max x 15'10" max (2.85 max x 4.85 max)



Double bedroom with two radiators and two Upvc double glazed windows to rear. Was originally two bedrooms but has been knocked into one. Can be put back to two bedrooms easily.

Bathroom 5'10" x 6'4" (1.8 x 1.95)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mains shower and waterfall shower and folding glass shower screen. Chrome heated towel radiator, laminate tile effect floor and tiled walls. Upvc obscure double glazed window to side.

External



To the front is a lawn and pebbled garden with bushes. Block paved driveway. External lights. To the rear is a summer house with power and light, artificial lawn with borders. Decked area. Outside sockets, security light and external light.

Parking

Block paved driveway provides off road parking plus space for one car in the garage.

Tenure

We have been advised by the vendor that the property is freehold.

Water

Water meter

Energy Rating

B

Council Tax Band

F

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

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.

Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Other Details

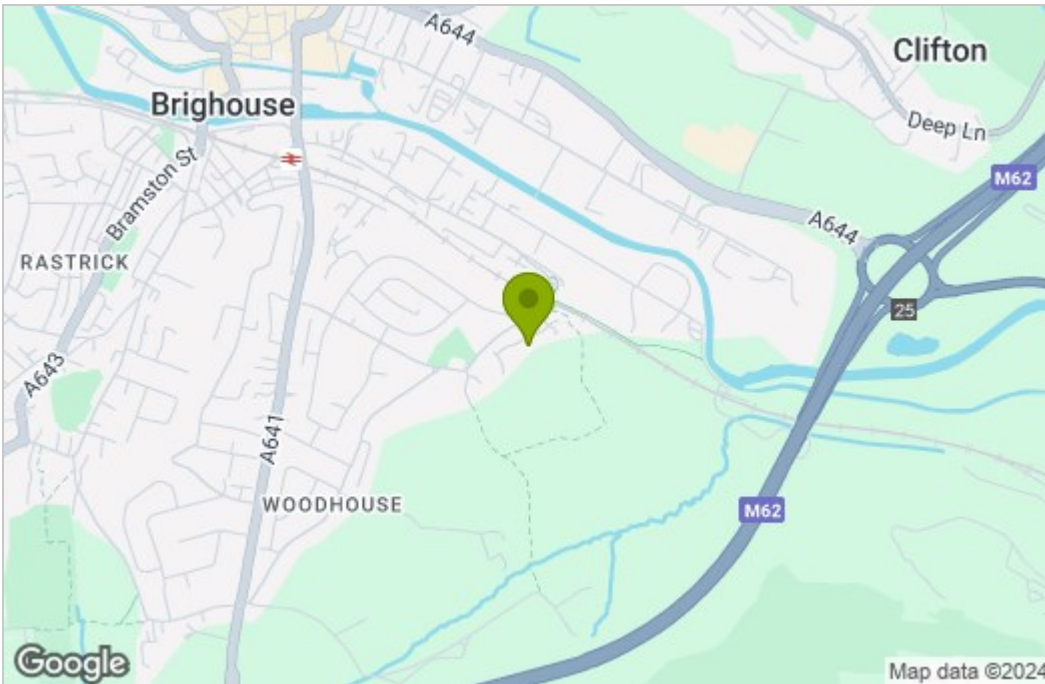
Solar panels are owned. Bills are discounted (Approx. £140 per month on gas and electric). Quarterly payment from the grid (Approx. £700 per year).

Floor Plan

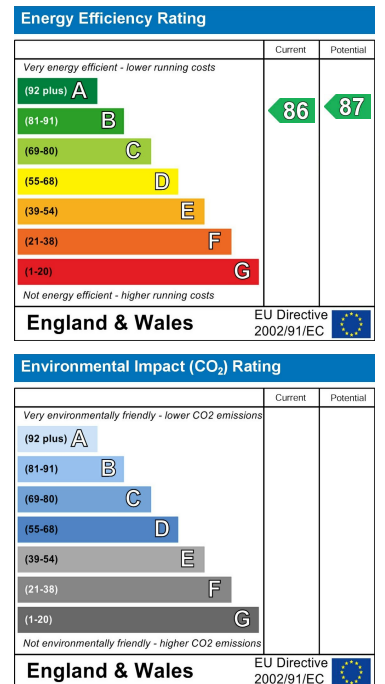


Total area: approx. 181.6 sq. metres (1954.6 sq. feet)

Area Map



Energy Efficiency Graph



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