



### 117 Halifax Road

Brighouse, HD6 2ED

**£440,000**



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In a prime location on Halifax Road, Brighouse, this stunning detached house is a true gem, presented to the highest standard and brimming with character. With three generously sized double bedrooms, this property offers ample space for families or those seeking extra room for guests.

As you step inside, you will be greeted by a beautifully decorated interior, showcasing high-quality fixtures and fittings throughout. The spacious and flexible layout includes two inviting reception rooms, each featuring a 6Kw fireplace, perfect for cosy evenings in. The property also boasts a convenient downstairs w/c and a utility room, enhancing its practicality for modern living.

The outdoor space is equally impressive, with landscaped gardens to both the front and rear, providing a serene environment for relaxation or entertaining. Additionally, a garage offers further potential for use as a workshop, studio, or additional storage and parking space.

Situated in an ideal location, this home is within walking distance of Brighouse town centre, where you will find a variety of shops, supermarkets, and excellent local schools. The property is also well-connected with transport links, making it easy to commute to nearby areas.

This eye-catching home is not one to be missed, offering a perfect blend of character, comfort, and convenience. Whether you are looking to settle down or invest, this property is sure to impress.

#### Entrance Hallway

Providing access to the ground floor accommodation with mosaic tiled flooring, recessed lighting, an understairs storage cupboard and a window to the side aspect.

#### Living Room

A spacious light and airy living room with laminate flooring and a large window to the front aspect. The focal point of the living room is the 6Kw fireplace with a solid stone mantle.

#### Open Plan Kitchen Diner

With premium kitchen cabinets colour drenched in a dark slate grey with complimentary work tops and matching walls. A Quooker hot tap with a sink and drainer. A 12 - 14 seat

central island with storage space and integrated wine cooler. An American Smeg fridge freezer, Rangemaster cooker and hob. Ceiling spotlights and pendant lighting adds a sophisticated edge. Full width bi-folding doors open out onto the patio and garden and underfloor heating throughout.

The room is semi open plan with the snug and has a 6 Kw oversized remote controlled fireplace with an exposed brick chimney breast. Tiled flooring extends throughout creating a cohesive space.

#### Utility Room

A useful utility room with space and plumbing for a washer and dryer, tiled flooring, a large storage cupboard area and a window to the side aspect with built in cupboards and cabinets.

#### Downstairs W/C

With a w/c, hand basin and storage cabinet with a gold colour scheme in keeping with the sophisticated look of the home.

#### Landing

Providing access to the first floor accommodation with an understairs storage cupboard, a frosted window to the side elevation, a velux style window from the ceiling and a circular stained-glass window to the front elevation.

#### Master Bedroom

A well sized double bedroom with a cast iron fireplace and a window to the front elevation overlooking the park. A two tone colour scheme with dark ceilings and light walls adds a sense of theatre.

#### Bedroom Two

A second double bedroom with a cast iron fireplace and a window to the rear elevation overlooking the garden, continuing the same colour scheme with touches of gold leaf.

#### House Bathroom

A partially tiled house bathroom comprising; a WC, a wash basin built into a vanity storage unit with a granite top, a bath with an overhead shower fitment and glass shower screen and a chrome heated towel rail. Also benefiting from mosaic tiled flooring and a frosted window to the rear elevation.

### **Bedroom Three**

A double bedroom on the second floor with two under eaves storage cupboards, recessed lighting and a Velux window to the rear elevation. This room could be used as the master bedroom, along with its own shower room located on the same floor.

### **Shower Room**

With a WC, a wash basin, a walk in glass shower cubicle and a chrome heated towel rail. There is under eaves storage cupboard, recessed lighting, and a Velux window to the rear elevation.

### **Garage**

A garage with external access out onto Cookson street with an up and over door, as well as direct access from the garden. With electrical and lighting supply this space is ideal for parking and storage space.

### **External**

Externally the property further benefits from a pebbled garden to the front, which overlooks Lane Head Park and on street parking to the side. A south-west facing rear garden provides a perfect sun trap with a patio and lawn. Mature border plants and fencing flank the borders with gravelled areas ideal for pots. There is access to the garage at the rear.

### **Directions**

For Satnav please use the postcode HD6 2ED

### **Viewings**

Viewings are strictly by appointment only. Please contact Peter David Properties.

### **Mortgages**

We recommend KB Mortgage Services, on hand to discuss all

of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

### **DISCLAIMER**

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**



## Road Map



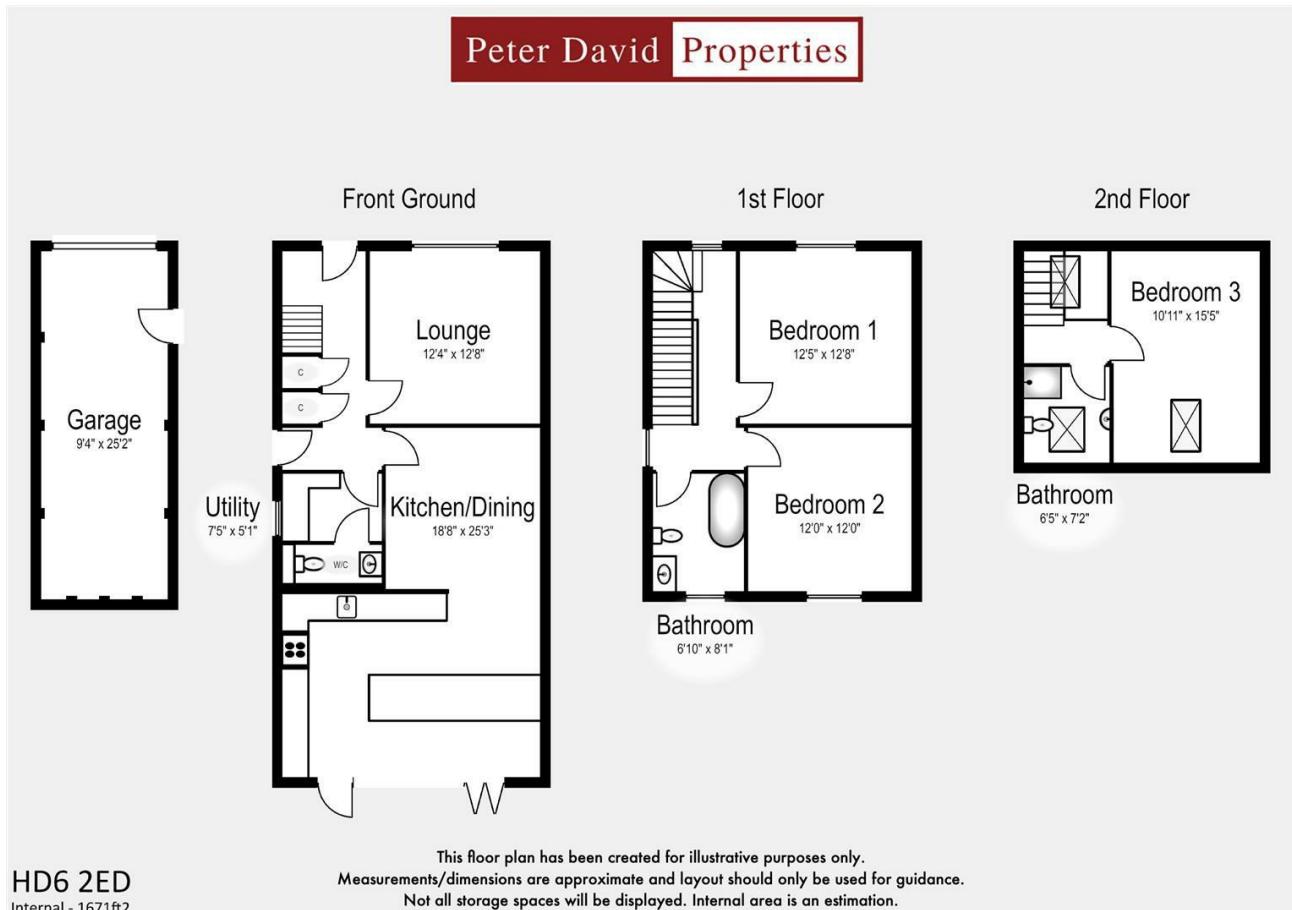
## Hybrid Map



## Terrain Map



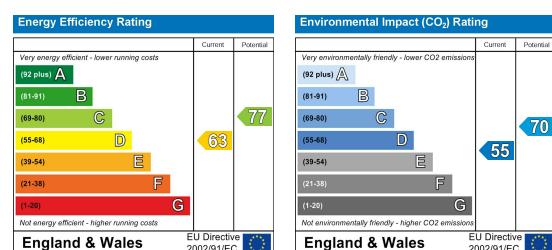
## Floor Plan



## Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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