



WAINHOUSE
PROPERTIES



**487 BRADFORD ROAD
BRIGHOUSE**

**£200,000
FREEHOLD**

Welcome to this charming property located on Bradford Road in Brighouse! This delightful house boasts 3 bedrooms, offering ample space for a growing family or those in need of a home office. With a generous 893 sq ft of living space, there is plenty of room to relax and entertain. The open plan living space is perfect for modern living, creating a seamless flow between the living room, dining area, and kitchen. Externally the property benefits from off-road parking for two vehicles and a private enclosed garden to the rear. Another standout feature of this property is its prime location within walking distance to local amenities and schools. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm and convenience this property has to offer on Bradford Road in Brighouse.



• SEMI-DETACHED PROPERTY • OPEN PLAN LIVING KITCHEN AREA • THREE PIECE BATHROOM SUITE • THREE BEDROOMS

Entrance

Access via a uPVC door with staircase to the first floor, radiator and door to:

Living Room

Bright room with large double glazed window to the front, two radiators and currently this room is open plan to the dining kitchen area but the solid wood dividing doors could be reinstated if desired.

Kitchen Diner

Fitted wall and base units with complementary work surfaces incorporating a sink and drainer. There is an integrated oven with gas hob and extractor overhead. Space for a dishwasher and dryer. Radiator and French doors leading to the rear garden.

Store Cupboard

Providing ample storage space and has plumbing for a washing machine.

First Floor

Landing with loft access point.

Bedroom One

Double room with double glazed window to the rear and radiator.

Bedroom Two

Double room with fitted wardrobes to each recess, radiator and double glazed window to the front.

Bedroom Three

Single room with double glazed window to the front and radiator.

Bathroom

Three piece suite comprising of WC, wash basin and paneled bath with curved shower screen and shower over head. Part tiled walls, chrome heated towel rail and frosted double glazed window.

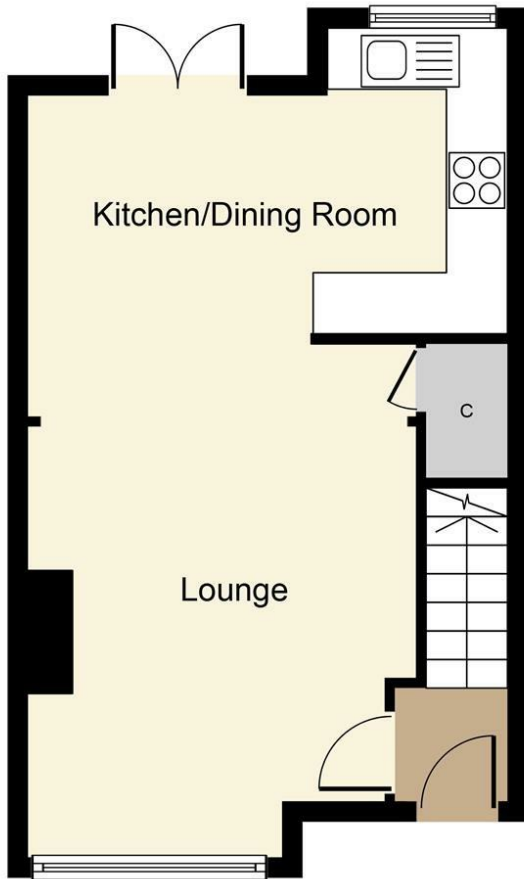
External

The property benefits from off road parking to the front for two vehicles and stone steps leading to the front door. To the rear the garden is split level with artificial lawn area accessed via the side or through the dining room with gated staircase to a paved patio garden which has a garden shed boarded by planters and mature trees.

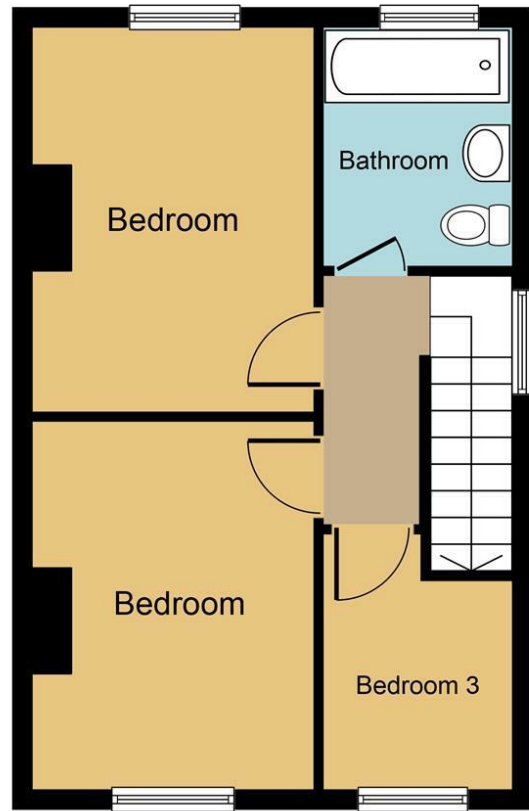


- FITTED WARDROBES TO ONE BEDROOM • OFF-ROAD PARKING FOR TWO VEHICLES • PRIVATE ENCLOSED REAR GARDEN • CLOSE TO LOCAL AMENITIES • NEW WINDOWS FITTED APPROX 2 MONTHS AGO





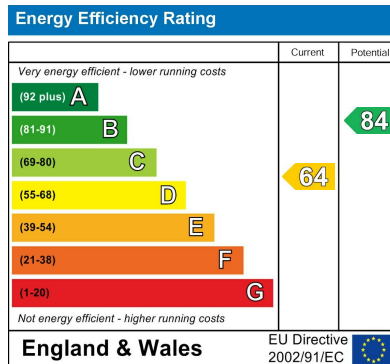
Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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