



**WAINHOUSE**  
PROPERTIES



## 7 SHEARS DRIVE BRIGHOUSE

**£235,000**  
**FREEHOLD**

Welcome to Shears Drive, Brighouse - a charming location that could soon be the backdrop to your new home! This delightful mid-terrace house, built in 2022, offers a perfect blend of modernity and comfort. As you step inside, you'll be greeted by a spacious living room and modern fitted kitchen with integrated appliances. With three good sized bedrooms, there's ample space for a growing family or for those who enjoy having a home office or guest room. The property boasts a well-appointed bathroom, ensuring convenience and comfort for all residents. Spanning 743 sq ft, this new build property offers a contemporary living space that is both stylish and functional. Located in the heart of Brighouse, this house provides easy access to local amenities, schools, and transport links, making it a convenient choice for those seeking a well-connected lifestyle. Don't miss out on the opportunity to make this house your home - book a viewing today and envision the possibilities that await you at Shears Drive!



• THREE BEDROOM • TOWN HOUSE PROPERTY • MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES

### Entrance

Access via a composite door with staircase to the first floor and door to:

### Kitchen Dining

Modern fitted kitchen with wall and base units and complimentary work surfaces incorporating a 1 and a half stainless steel sink and drainer. Integrated appliances include dishwasher, washing machine, fridge freezer, oven with gas hob and extractor fan. Under unit lighting, boiler to one cupboard, radiator and double glazed window to the front.

### Living Room

Having double French doors to the rear garden and radiator.

### Cloaks

Comprising of WC, wash basin and radiator

### First Floor

Landing area with storage cupboard and lost access point, door to:

### Bedroom One

Large double room with double glazed window to the front, radiator and storage cupboard.

### Bedroom Two

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

### Bedroom Three

With double glazed window to the rear and radiator.

### Bathroom

Three piece modern suite comprising of WC, wash basin and paneled bath with shower over head. Chrome heated towel rail, extractor fan and part tiled walls.

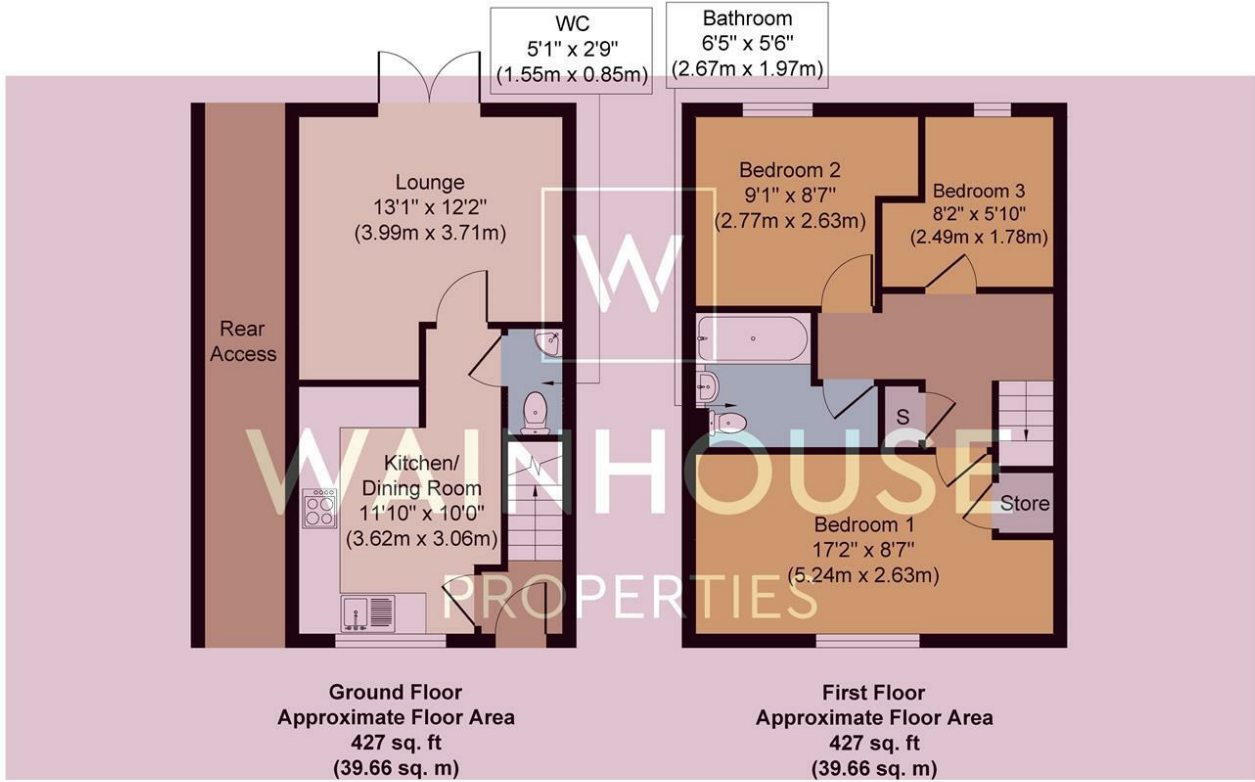
### External

There is off-road parking for two cars at the property and gated access to the rear garden where there is a large lawn garden, gated access to the side of the property which takes you to the front where there is a further lawned garden.

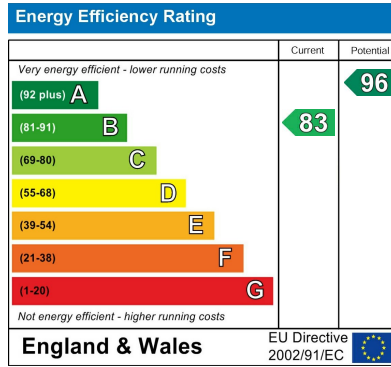


- DOWNSTAIRS WC • THREE PIECE BATHROOM SUITE • OFF-ROAD PARKING FOR TWO CARS • GARDENS TO THE FRONT AND REAR • EPC RATING - B





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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