



7 Slead Avenue

Hove Edge, Brighouse, HD6 2JB

Offers Around £395,000 Freehold





Available with no upper chain, this detached home is set on a generous plot of approximately 0.3 acres on Sleed Avenue, in the desirable residential area of Hove Edge, Brighthelm. Boasting three bedrooms, two reception rooms, an integral garage, two driveways and many original features, the property does require modernising and renovating throughout, however, this offers a wonderful opportunity for buyers to put their personal stamp on it and create their dream home.

Location

The property is positioned on Sleed Avenue, close to the junction with Lightcliffe Road and Laverock Lane. Conveniently located within easy reach of Brighthelm town centre, Hove Edge enjoys a good range of local amenities and the area boasts highly regarded schools.

Accommodation

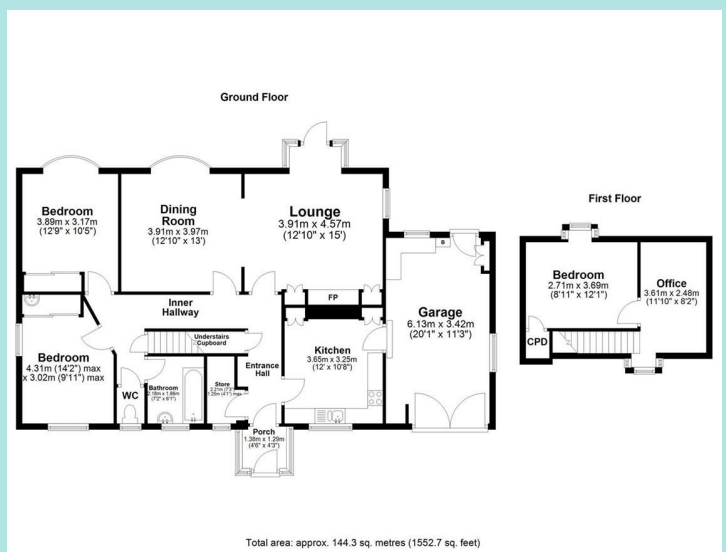
A uPVC and glazed porch gives access to an inner timber door which opens into the entrance hall. On the left there is a useful store cupboard with stone keeping shelves and a window to the front elevation which houses the electrics, and there is also an understairs cupboard which provides additional storage. The spacious kitchen enjoys a range of base, wall and drawer units with complementary work surfaces which incorporate a 1 and 1/2 bowl sink with drainer and mixer tap over. There is a four ring gas hob, a fitted electric double oven and plumbing for a freestanding dishwasher. There are original fitted cupboards to each alcove, either side of the chimney breast and integral access out to the garage which is accessed externally via double timber doors from the front, and via a barn-style timber door to the rear. There are a range of base, drawer and wall units with plumbing for a washing machine to the rear, windows to the side and rear elevations and the boiler and gas meter are both located within the garage.

With access and views over the rear garden, there are two large reception rooms with exposed beams to the ceilings that are currently open plan but could easily be partitioned off if required. The lounge boasts a feature fireplace with tiled hearth and timber surround, and original fitted cupboards to either side of the chimney breast. It also enjoys a dual aspect with a window to the side elevation and windows with a glazed door which lead out to the rear patio. The dining room enjoys a curved bay window which overlooks the garden and has a fitted window seat beneath. There is also a small recessed display cupboard with glass door.

Adjacent the dining room is a double bedroom with a curved bay window overlooking the rear garden and fitted wardrobes with sliding mirror doors and a wash hand basin within the end cupboard. With dual aspect windows to the front and side, a second double bedroom enjoys fitted wardrobes with sliding mirror doors, and a wash hand basin within the end cupboard. There is a separate WC with tiled floor, and the adjacent bathroom is fully tiled with a wash hand basin and bath with a shower over and glass shower screen.

An enclosed staircase leads up to the first floor which landing could be a useful office space or study area with access to eaves storage and a cupboard which currently houses the water tank. A door leads into the upstairs bedroom which has a small fitted cupboard and two points of entry to eaves storage.

Externally, at the front of the property there is a Yorkshire stone pathway leading to the front porch with pebbled areas to either side with borders of plants and shrubs and a low stone wall boundary. There are two paved driveways, one to either side, which provide two off-road parking spaces and access to the garage. Gated access leads down side of the house to the rear garden. At the rear of the property there is a substantial patio with a further pebble area to the rear of the garage. Steps lead down to generous lawns with borders of mature plants and shrubs, various paved areas with ponds, dry stone wall bedding areas, a useful wooden summer house, a rockery area, garden shed and mature hedges and trees.



Council tax band: E
EPC rating: E
Ground rent: N/A
Service charge: N/A

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