



Wherwell Road, Brighouse, HD6 3TB

welcome to

Wherwell Road, Brighouse

Located in highly sought-after Brighouse, close to schools, transport and the M62 networks, an immaculate detached home with gated driveway, single garage and orangery extension. With no onward chain, generous room sizes, three reception rooms and three bathrooms, ideal for those upsizing.



Entrance Hall

Bright and open entrance hall which is complete with tile flooring and warmed by a central heating radiator. Ample storage space and seating space.

Lounge

20' 2" x 11' 5" (6.15m x 3.48m)

Extremely spacious lounge which is presented immaculately with carpeted flooring. Warmed by two central heating radiators, with a double glazed window to the front providing ample natural light into the space. French doors lead you through to the orangery extension.

Kitchen

15' 9" x 10' 3" (4.80m x 3.12m)

Extremely spacious lounge which is presented immaculately with carpeted flooring. Warmed by two central heating radiators, with a double glazed window to the front providing ample natural light into the space. French doors lead you through to the orangery extension.

Dining Room

12' 2" x 9' 2" (3.71m x 2.79m)

Immaculate dining room finished to the highest standards, with a double glazed window to the front allowing lots of natural light into the space. Warmed by a central heating radiator, the room also offers extra space into the alcove as well as stand alone fridge/freezer space.

Orangery Extension

8' 1" x 12' 10" (2.46m x 3.91m)

The extension is a real asset to the home, providing extra space for relaxation. Ample natural light from double glazed windows all around, the space is also lit by ceiling spotlights. Fitted with a laminate floor and warmed by a central heating radiator.

Downstairs Wc

Great sized WC which is tiled. Fitted with a low flush WC and wash hand basin, plus a double glazed window to the rear. Warmed by a central heating radiator.

First Floor Landing

Modern and spacious landing with carpeted flooring. With extra storage into an integral wardrobe. Warmed by a central heating radiator and complete with a velux window.

Bedroom One

11' 3" x 16' (3.43m x 4.88m)

Fantastically spacious master bedroom which is decorated to the highest standard. Lots of natural light flowing into the space from a double glazed window to the front and one to the side. Warmed by a central heating radiator, the room has ample space for storage and furniture.

En Suite

Modern and move in ready en suite to the Master Bedroom. Fitted with a walk in shower cubicle, low flush WC, wash hand basin, shaver and tile flooring. Warmed by a heated towel rail.

Bedroom Two

8' x 17' 7" (2.44m x 5.36m)

Another spacious room with carpeted flooring, warmed by a central heating radiator and with a double glazed window to the front. Plenty of storage into the eaves plus an integral wardrobe.

Bedroom Three

8' 5" x 17' 7" (2.57m x 5.36m)

Another great sized bedroom making the property ideal for the growing family or those looking for a home office. Bedroom three also has storage into the eaves and an integral wardrobe, with access to the loft which is partially boarded and fitted with lighting. With a double glazed window to the side providing ample natural light, carpeted flooring and warmed by a central heating radiator.

Bathroom

Spacious family bathroom complete with a Jacuzzi bath, low flush WC, wash hand basin and tile floor. Warmed by a heated towel rail with natural light

from a velux window to the rear.

External Front

To the front of the property is a gated paved driveway with space enough for multiple cars.

Rear Garden

To the rear of the property is a low maintenance patio which is block paved. Complete with a metal shed and pergola to the side of the property.



view this property online williamhbrown.co.uk/Property/HDF118496



welcome to

Wherwell Road, Brighouse

- Integral garage with electric door
- Three bathrooms including an en-suite and ground floor W/C
- Substantial family home, immaculately presented
- Orangery extension and an enclosed garden with pergola
- Gated with CCTV throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£340,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF118496



Property Ref:
HDF118496 - 0003

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk