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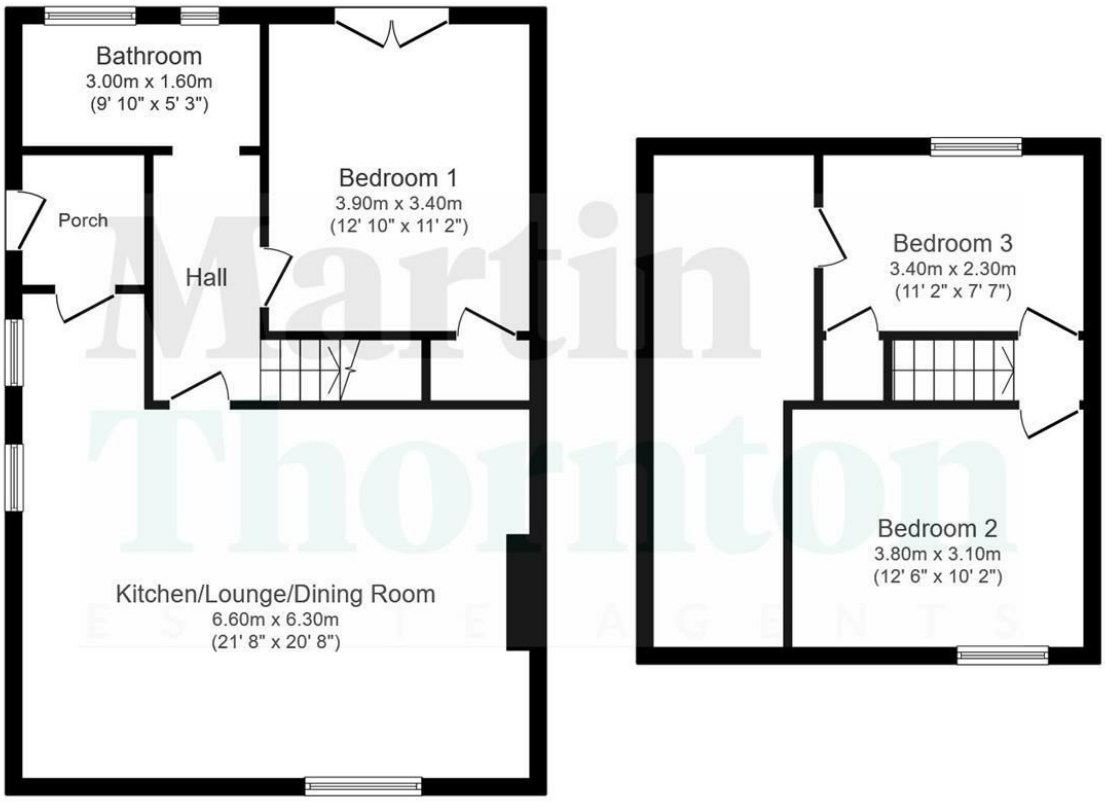
## Woodhouse Lane,
## Brighouse,

**Offers over £350,000**

This much improved, brick built semi-detached bungalow is positioned in this popular and highly desirable area, a short distance from Brighouse with its various bars and restaurants. It would make an ideal commuting base, being a short drive from the M62 motorway network serving Leeds and Manchester City Centres. The property enjoys a modern and contemporary feel throughout and may prove suitable for a professional couple looking to access the aforementioned amenities or persons requiring accommodation offering ground floor living, with the added benefit of two first floor bedrooms. The accommodation comprises an entrance into an open-plan living/kitchen diner, ground floor bathroom and bedroom. On the first floor, there are two further double bedrooms. The property has a gas-fired central heating system and is fully uPVC double-glazed. Externally, there is a tarmacked hardstanding providing off-road parking and perhaps suitable for a camper van/caravan in addition. There is a lawned garden with a southerly aspect and a recently laid Indian slate patio, also accessible from bi-folding doors. At the side of the property, there is a further flagged area, along with a detached garage/workshop/home gym with its own WC and utility facilities. Viewing is highly recommended.

# Woodhouse Lane,
# Brighouse,

## Floorplan




Ground Floor

First Floor

Total floor area: 88.4 sq.m. (951 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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# Woodhouse Lane,
# Brighouse,

Details

## Summary

This much improved, brick built semi-detached bungalow is positioned in this popular and highly desirable area, a short distance from Brighouse with its various bars and restaurants. It would make an ideal commuting base, being a short drive from the M62 motorway network serving Leeds and Manchester City Centres. The property enjoys a modern and contemporary feel throughout and may prove suitable for a professional couple looking to access the aforementioned amenities or persons requiring accommodation offering ground floor living, with the added benefit of two first floor bedrooms. The accommodation comprises an entrance into an open-plan living/kitchen diner, ground floor bathroom and bedroom. On the first floor, there are two further double bedrooms. The property has a gas-fired central heating system and is fully uPVC double-glazed. Externally, there is a tarmacked hardstanding providing off-road parking and perhaps suitable for a camper van/caravan in addition. There is a lawned garden with a southerly aspect and a recently laid Indian slate patio, also accessible from bi-folding doors. At the side of the property, there is a further flagged area, along with a detached garage/workshop/home gym with its own WC and utility facilities. Viewing is highly recommended.

## Entrance

A uPVC double-glazed door with matching side panel opens to the entrance, which has an attractive tiled floor and a ceiling light point. Amtico style flooring leads through to the living kitchen. The property has oak doors throughout with brushed chrome door furniture.

## Living Kitchen

This room acts as the hub of this lovely family home and the kitchen has a range of modern, matt finish wall and base cupboards, granite worktops with matching upstands extending to form a breakfast bar, and an inset sink unit with an overlying Quooker tap. Integrated appliances comprise a Bosch oven, halogen hob, microwave and dishwasher, There is housing for an American style fridge freezer. The Amtico style herringbone patterned flooring runs from the breakfast island into the living area. The living area incorporates a media wall with an inset TV. There is a timber mantel over a granite style hearth, home to a wood burning stove. Natural light comes from several uPVC double-glazed windows across two elevations and bi-folding doors lead out onto the Indian stone patio, enjoying a wonderful southerly aspect. An oak door leads into a lobby area, where there is a modern vertical style radiator and a staircase rising to the first floor. Access can be gained to the following rooms:

### Bedroom One
The master bedroom is of a particularly good size and has a lovely outlook over the rear garden via a set of uPVC French style doors. There is a continuation of the Amtico style flooring, a central ceiling light point, a contemporary vertical radiator, power points and a useful under stairs store cupboard/wardrobe.

### House Bathroom
The bathroom has a white suite comprising a panelled bath with twin taps, a pedestal hand basin with twin taps and a low-level WC. There is a corner fitted shower cubicle, home to a mains fed Mira shower. The walls are part tiled with a contrasting tiled effect floor. There are inset downlights to the ceiling, an extractor fan and a wall-mounted ladder style heated towel rail. Natural light comes from the rear elevation via two uPVC double-glazed windows.

### First Floor Landing
From the lobby area, a staircase rises to the first floor landing where access can be gained to the following rooms:

### Bedroom Two
This double bedroom is positioned at the front of the property and has a pleasant outlook over the garden via two uPVC double-glazed windows. There is a central ceiling light point, various power points and a radiator.

### Bedroom Three
This double bedroom is positioned at the rear of the property and has useful under eaves storage areas. It has a uPVC double-glazed window with views over the garden, a ceiling light point, various power points and a radiator.

# Woodhouse Lane,
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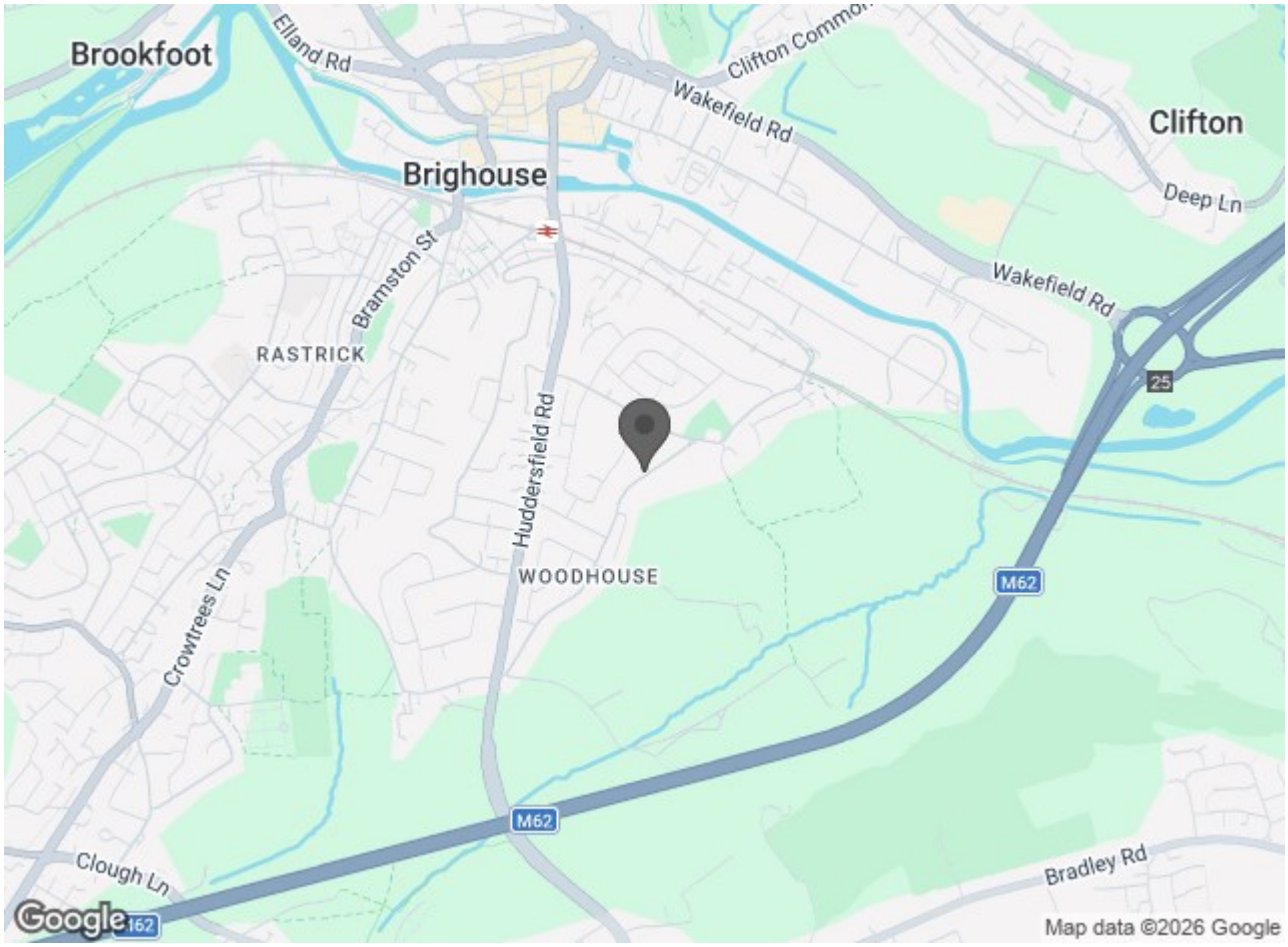
## Details

### External Details
At the front of the property, there is a good-sized tarmacked hardstanding suitable for off-road parking, with space for a caravan/camper van. A dry stone wall leads to an Indian slate pathway, a good-sized lawn and up to an Indian slate patio with a southerly aspect. The pathway continues around the side of the property, where it widens to form further hardstanding and meets an over-sized garage. The garage is now utilised by the current owners as a storage area and gym. It is complete with its own low-level WC, vanity hand basin and plumbing for an automatic washing machine. The gym area has uPVC French doors providing access to the rear garden. The garden is fenced and walled, with a small lawn and an additional Indian slate patio.

### Tenure
The vendor informs us that the property is freehold.

**Woodhouse Lane,**
**Brighouse,**
Directions

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