



## 170 Bradford Road

Brighouse, HD6 4AU

**£200,000**



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Located on Bradford Road in the charming town of Brighouse, this end of terrace property presents a rare opportunity for discerning buyers. This deceptively spacious home boasts accommodation spread over three floors, offering ample room for families or those seeking extra space.

Inside, you will find three well proportioned bedrooms, perfect for restful nights and personal retreats. The property features two well-appointed bathrooms, with one on the ground floor, ensuring convenience for all residents. A utility room adds to the practicality of the home, while a delightful conservatory invites natural light and provides a lovely space to relax or entertain.

The property is tastefully presented throughout, combining modern comforts with the characterful charm that endears many to homes of this style. Its ideal location places you within close proximity to local schools, excellent transport links, and the vibrant amenities of Brighouse, making it a perfect choice for families and professionals alike.

For those who appreciate outdoor living, the rear garden space offers a wonderful area to unwind, garden, or enjoy al fresco dining during the warmer months. This property truly encapsulates the essence of comfortable living in a sought-after area. Do not miss the chance to make this delightful home your own.

## Entrance Porch

Leading in from the front of the home and providing access to the living room, the entrance porch provides a handy space to store coats and shoes on arrival.

## Living Room

A welcoming and spacious living room which is beautifully presented with exposed wooden beams and a tasteful colour scheme. The feature fireplace provides the focal point with an exposed stone chimney breast adding further interest.

## Kitchen

Open plan to the kitchen, the country style kitchen features light grey base and wall units with wooden worktops which provide ample worksurface and storage space. There is a built in oven and hob, a sink with drainer and space for a fridge.

## Conservatory

Overlooking the rear of the home, the conservatory provides access onto the garden and provides an entertaining space for all the family.

## Ground Floor Bathroom

With a large bath tub, w/c, hand basin and heated towel rail, the ground floor bathroom is well presented and gives access to the utility space.

## Utility Room

With room for a washer and dryer.

## Bedroom One

A double bedroom to the front aspect with room for wardrobes and furniture.

## Bedroom Two

A double bedroom to the rear of the home with dual aspect windows.

## Shower Room

Tastefully tiled with a shower, hand basin and w/c as well as a heated towel rail.

## Bedroom Three

A second floor attic bedroom with ceiling spotlights and a window to the side of the home.

## External

The property has a small garden to the rear which is accessed from the conservatory.

## Directions

For Satnav please use the postcode HD6 4AU

## Viewings

Viewings are strictly by appointment only. Please contact SW Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

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 will be no delay

in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SW PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



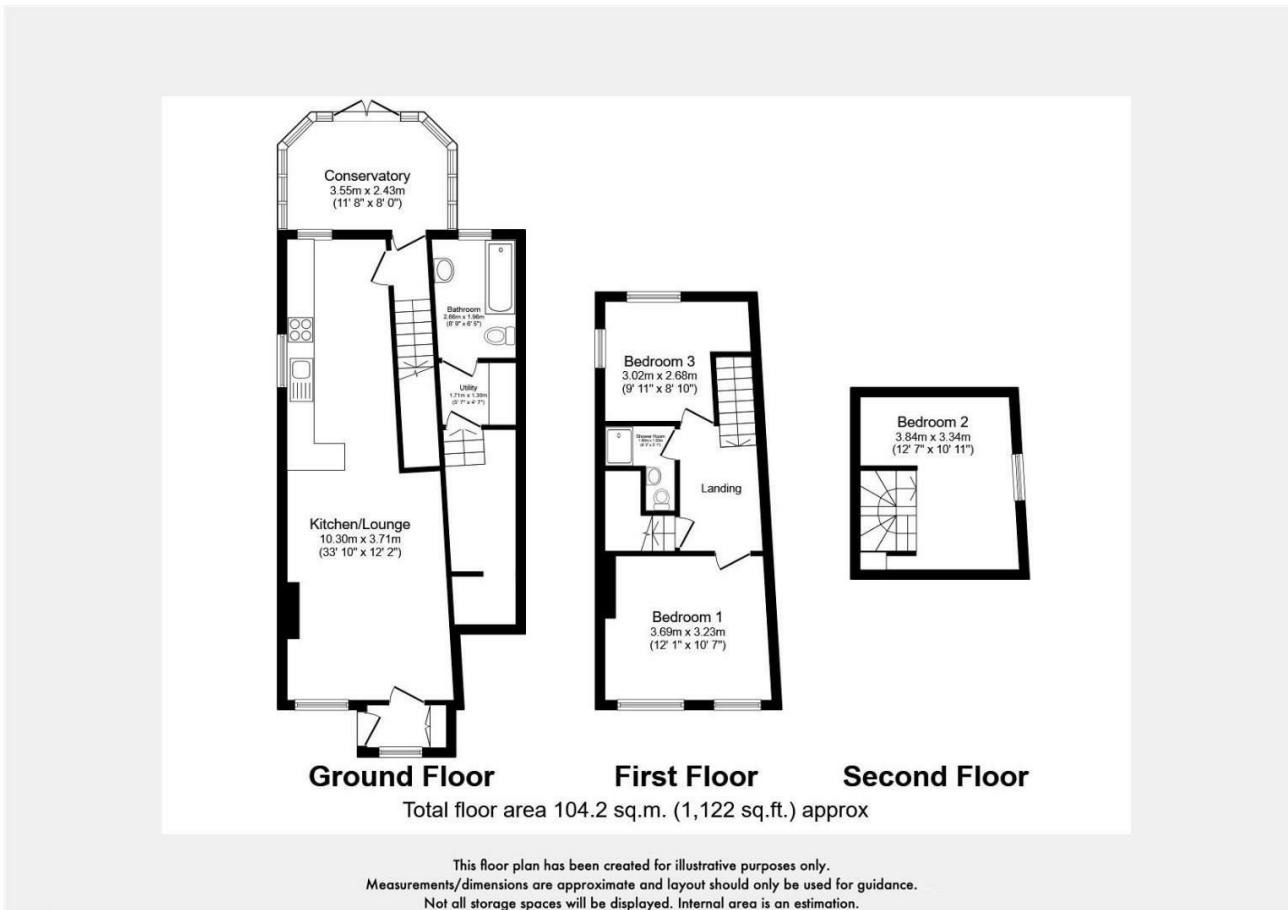
## Hybrid Map



## Terrain Map



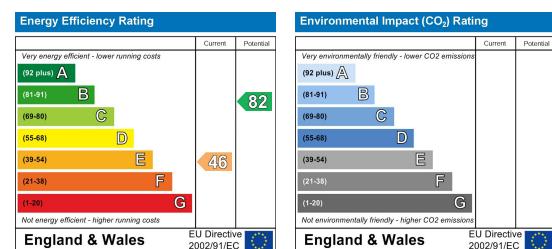
## Floor Plan



## Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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