



14 Devon Way, Brighouse, HD6 4DT

Offers In The Region Of £250,000

- Spacious lounge with marble-effect fireplace
- Flexible dining room/second bedroom
- Private gardens with established planting
- Driveway parking for two cars
- Detached garage with power and electric door
- Modernised kitchen appliances

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Situated within a quiet and highly regarded residential area, this well-maintained semi-detached bungalow offers spacious and versatile accommodation together with beautifully established gardens, off-road parking and a detached garage. The property enjoys a pleasant balance of privacy and convenience, being ideally positioned close to local amenities, schools and transport links. Offering flexible living space including two reception rooms/bedrooms, well-kept outdoor areas and excellent storage throughout, this attractive home is perfectly suited to a range of purchasers seeking comfortable single-level living in a peaceful setting.



Council Tax Band: B



Situated in a quiet and well-established residential neighbourhood, this attractive semi-detached bungalow offers well-proportioned accommodation throughout together with beautifully maintained gardens, off-road parking and a detached garage. Conveniently positioned close to local schools, amenities and transport links, the property would suit a range of purchasers seeking comfortable single-level living in a peaceful setting.

The entrance hallway features wood effect laminate flooring and provides access to all principal rooms within the property. There is also access to the loft space via a fitted ladder, providing useful additional storage.

The lounge is positioned to the front elevation and enjoys pleasant views over the garden through a large window allowing plenty of natural light. The room offers ample space for living furniture and centres around a gas fire with marble-effect fireplace surround, creating a warm and welcoming focal point.

The second bedroom is positioned to the front elevation and is a comfortable double room capable of accommodating a full range of bedroom furniture. Currently utilised as a dining room, this versatile space offers excellent flexibility and could therefore easily be used as either the second bedroom or an additional reception room to suit a purchaser's individual requirements.

The kitchen is fitted with a range of units together with a gas hob, extractor hood, electric oven and matching grill, which was recently replaced. There is space for a fridge freezer, plumbing for a washing machine discreetly housed within a cupboard, sink positioned beneath the window and an additional cupboard housing the boiler, which was replaced just a few years ago.

The main bedroom is a good-sized double room situated to the rear elevation, benefiting from fitted wardrobes and a pleasant outlook over the garden.

The bathroom is fitted with a corner shower enclosure, wash hand basin and WC,

together with a side elevation window and extensive built-in storage.

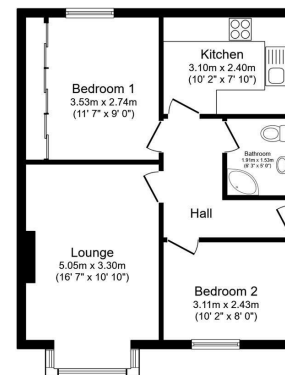
Externally, the property enjoys well-tended gardens with established planting and paved seating areas. The rear garden has been thoughtfully maintained and benefits from a high degree of privacy, with a recently installed handrail, stone paving and a combination of sunny and shaded areas making it ideal for outdoor relaxation. To the front, a driveway provides off-road parking for two vehicles and leads to a detached single garage with light, power and electric door.

Agent Notes

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.







Floor Plan

Total floor area: 53.3 sq.m. (573 sq.ft.)

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