



3 Bryden Close, Brighouse, HD6 2HQ

£295,000

- Spacious three-storey family home with flexible living areas
- Four bedrooms plus en-suite and family bathroom
- Modern kitchen/diner with French doors to raised deck and garden
- Utility room, guest WC, and useful storage throughout
- Two generous living spaces including first-floor lounge with balcony
- Private driveway for two cars and enclosed rear garden

3 Bryden Close, Brighouse HD6 2HQ

Beautifully Presented 4-Bedroom Townhouse

This well-proportioned four-bedroom home offers versatile living over three floors, with modern interiors, a private rear garden, and off-street parking for two cars. Situated in a popular residential location, the property provides excellent family accommodation with a practical layout and contemporary finishes throughout.



Council Tax Band: D



ACCOMMODATION

GROUND FLOOR

Entrance Hall

A welcoming entrance hall with carpet flooring, gives access to the WC and sitting room, which was originally converted from the garage, also creating a convenient utility room accessed from the kitchen/dining room. There's a handy understairs storage cupboard and the stairs rise to the first floor.

Guest WC

Finished with tiled flooring and fitted with a corner pedestal wash basin, chrome heated towel rail, low-flush WC, frosted UPVC window, and a high-powered extractor fan.

Sitting Room

A bright and versatile room with laminate flooring, UPVC window overlooking the front of the property, built-in window seat, and inset LED ceiling spotlights. Converted from the original garage to provide this secondary flexible reception room.

Kitchen / Dining Room

A spacious and stylish kitchen/diner featuring 60x60 polished porcelain floor tiles and a fully fitted kitchen with a range of floor and wall-mounted units. The kitchen includes a five-ring gas hob with stainless steel splashback and extractor, integrated dishwasher, and a one-and-a-half bowl stainless steel sink with mixer tap beneath a UPVC window overlooking the rear garden.

A generous dining area provides space for a family table and chairs. UPVC French doors open onto the raised decked terrace and rear garden. There is also a larder-style storage cupboard and metro-tiled splashbacks.

Utility Room

Useful secondary space with work surfaces, extractor fan, and plumbing/space for both a washing machine and dryer. Created from the original garage conversion.

FIRST FLOOR

A carpeted landing with doors to the living room and a bedroom, plus stairs rising to the second floor.

Lounge

A delightful and spacious room with carpet flooring, feature fireplace, UPVC window, and UPVC French doors leading out onto a private balcony—ideal for fresh air and evening relaxation. This provides a further versatile reception room in addition to the ground floor reception.

Bedroom (First Floor)

A double bedroom with carpet flooring and a UPVC window overlooking the rear elevation. A door leads into:

En-Suite Shower Room

Tiled flooring, corner walk-in shower cubicle with thermostatic mixer shower, wall-mounted wash basin, low-flush WC, frosted UPVC window, and heated chrome towel rail.

SECOND FLOOR

A carpeted landing with doors to three bedrooms and the family bathroom.

Bedroom (Second Floor – Front)

Double bedroom with carpet flooring and UPVC window overlooking the front of the property.

Bedroom (Second Floor – Alternative Front Room)

Another double bedroom with carpet flooring and UPVC window overlooking the front elevation.

Bedroom (Second Floor – Rear)

A single bedroom with carpet flooring and UPVC window overlooking the rear. Currently used as a study/home office.

Family Bathroom

Recently fitted and upgraded, contemporary 3 piece bathroom with laminate flooring.

ADDITIONAL FEATURES

The property has a boarded loft space and cavity wall insulation, helping to provide good energy performance.

OUTSIDE

Front

Off-street parking for two vehicles on the private driveway.

Rear Garden

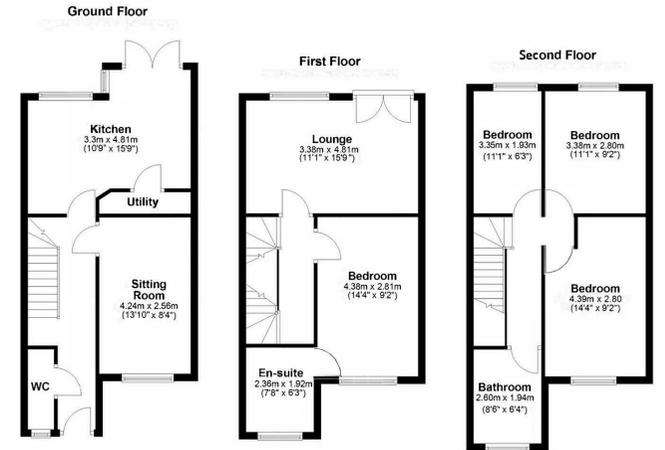
UPVC French doors open onto a raised decked sun terrace, ideal for outdoor dining and relaxation. Steps lead down to a level lawned garden, offering a safe and secure space for children, pets, or family enjoyment.

Agent Notes & Disclaimer

The information provided on this property does not constitute or form part of an offer or contract, nor may 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.







Total area: approx. 125.9 sq. metres (1355.6 sq. feet)

