



## 26 Bluebell Close

Bailiff Bridge, Brighouse, HD6 4FZ

**£1,400 PCM**







Positioned within Bailiff Bridge, Brighouse, this exquisite new build townhouse on Bluebell Close offers modern living and community spirit. Spanning over three floors, this property boasts four spacious bedrooms and two well-appointed bathrooms, making it an ideal home for families.

The high-quality design and features throughout the home ensure a contemporary feel. Those with vehicles, the property offers parking for two cars with the addition of EV charger.

A standout aspects of this property is its convenient location, Bailiff Bridge acquires a family-friendly atmosphere, with a local primary school just a short walk away, making it an excellent choice for families. Additionally, residents will find a variety of local amenities within easy reach, and convenient commuting opportunities.

#### Accommodation:

Accessing through the front elevation welcomed by tasteful interior, a downstairs W/C provided low flush wc, hand wash basin, and heated towel rail tied in by white metro tiling. A gloss grey kitchen offers a range of base, wall and draw units with two spaces for an under counter washing machine etc. Also, integrating an electric oven, hob and extractor hood. The lounge at the rear provides an aspect of a private patio garden through French doors. The rear garden well designed with large flag stone and Astroturf with additional gated access.

To the first floor this property provided two well appointed double bedrooms and a smaller size room idea for a home office. A fully tiled family bathroom comes equip with low flush WC, sink pedestal, shower over bathroom and heated towel rail.

On the second floor a master bedroom offering ample natural light through skylights and generous storage. An ensuite bathroom equip with double head shower cubical, low flush WC, sink basin and heated towel rail.

This property provides two designated parking spaces within a resident only area, with the addition of an EV vehicle charger.

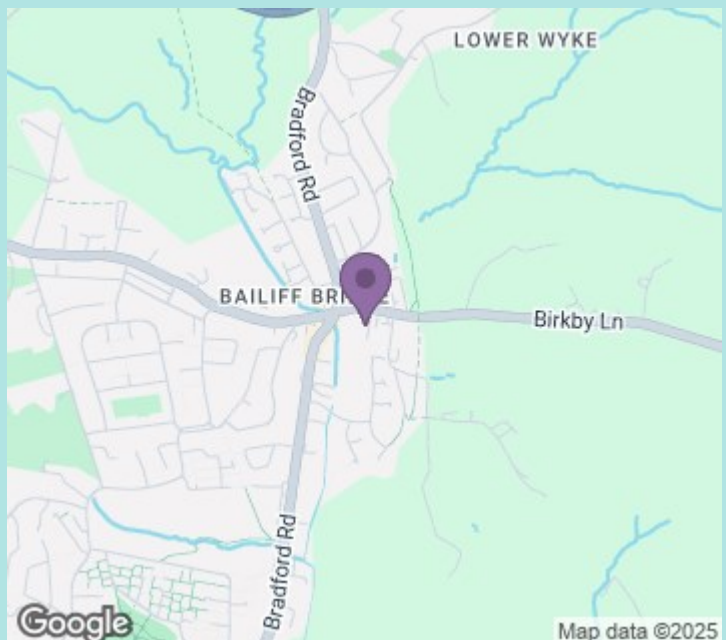
#### Location:

This new build property located just off Birkby Road is conveniently located close to the centre of Bailiff Bridge, enjoying a great range of local shops/amenities and benefiting from excellent commuter links by both road and rail with regular rail services running from both Brighouse station and Low Moor station. The M62 is easily accessed with both J25 and J26 being approximately equidistant from the property, The area boasts highly regarded schools including Baliff Bridge Infant & Junior School, Lightcliffe C of E Primary School, Brighouse High School and Hipperholme Grammar School.

Council tax band: New Build

EPC rating: B

Deposit: £1,615



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