



57 Bolehill Park, Hove Edge, Brighouse, HD6 2RS

 3  2

**£365,000** Asking Price

Book a viewing: 01484 556030

## Entrance Hall

An external door provides access into the entrance hall complimented by a tiled floor. There is a useful cloaks cupboard and the immersion tank cupboard. The entrance hall is an L shape providing access to all rooms.

## Lounge

*3m 58cm (11' 9") x 4m 64cm (15' 3")*

A comfortable and well-proportioned living room situated to the front of the property, ample natural light is provided by two double glazed windows.

## Dining Room

*2m 92cm (9' 7") x 2m 53cm (8' 4")*

Open plan with the lounge, accessed via an arch. There is a serving hatch to the kitchen. PVC French doors provide direct access to the rear patio.

## Breakfast Kitchen

*2m 93cm (9' 7") x 4m 12cm (13' 6")*

The kitchen comprises of a range of Formica base and wall units with work tops over and tiled uprights. There is a stainless-steel sink with twin drainers situated under the double-glazed window which provides an outlook over the rear garden. Plumbing for both a washing machine and a dishwasher. There is an electric cooker point. There is ample space for a breakfast table along with a glass door providing access to the rear garden.

## Bedroom 1

*3m 95cm (12' 12") x 3m 56cm (11' 8")*

A large double bedroom with the added benefit of full height fitted wardrobes. Double glazed window overlooking the rear garden.

## Bathroom Ensuite

*1m 87cm (6' 2") x 1m 74cm (5' 9")*

Incorporating a three-piece coloured bathroom suite to include a panelled bath with a mixer tap shower, a pedestal wash basin and a close coupled toilet. Half tiling to the walls. Double glazed window.

## Bedroom 2

*4m 33cm (14' 2") x 2m 71cm (8' 11")*

GROUND FLOOR  
1333 sq.ft. (123.8 sq.m.) approx.



TOTAL FLOOR AREA: 1333 sq.ft. (123.8 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not guaranteed and no guarantee as to their quantity or efficiency can be given.  
Drawn with AutoCAD 2002

A double bedroom again with the benefit of fitted wardrobes and drawers. Double glazed window.

### **Bedroom 3**

*3m 42cm (11' 3") x 2m 60cm (8' 6")*

Again, a double bedroom with a double-glazed window.

### **Shower Room**

*2m 00cm (6' 7") x 1m 76cm (5' 9")*

Incorporating a three-piece shower suite to include a corner shower enclosure with a Mira mains shower over. A pedestal wash basin and a close coupled toilet. Half tiling to the walls and a tiled floor.

### **Exterior**

To the front of the property there is parking for two cars adjacent to the double garage. A small garden frontage with shrubs and flowers. The rear garden is enhanced by a large patio seating area along with an extensive lawned garden and bordered by mature leylandii hedging providing total privacy.

### **Double Garage**

*5m 55cm (18' 3") x 5m 86cm (19' 3")*

Accessed via two electric roller shutter doors the garage has a rear double-glazed window, a rear PVC external door and benefits from ample storage in the rafters. The boiler is located in the garage as is the consumer unit.

### **Agents Notes**

#### **Tenure**

Information obtained from the land registry, the property is: FREEHOLD

#### **Council Tax**

According to the local government website the current council tax band is: D

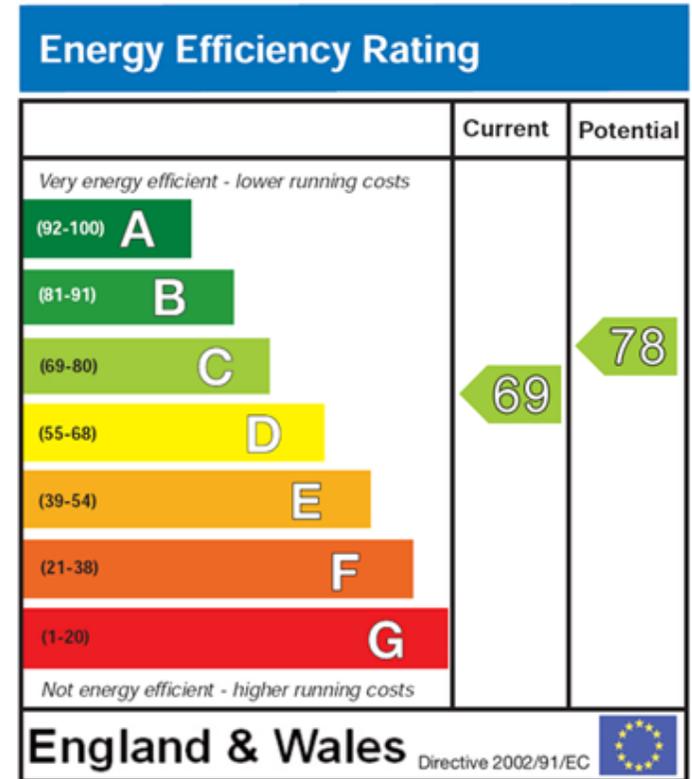
#### **Viewings**

By prior appointment with Horsfield Residential Limited

#### **Property Information Questionnaire**

The vendor has completed a property information questionnaire which is available upon request or it can be provided on request.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

#### Buyer Identity Checks

As with all Estate Agents, Horsfield Residential is subject to the Anti Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. This means we are required by law to know our customer and obtain and hold identification and proof of address documents for all customers. Additionally, we are also required to establish whether there are any beneficial owners on whose behalf the transaction or activity is taking place, hence, we would request you to identify anyone who you would consider to be a beneficial owner. Where appropriate, the source or destination of funds may also be requested. Without this information we will be unable to proceed with any work on your behalf. To comply, we charge a one off £15 inclusive of VAT fee for checking all buyers, sellers and beneficiaries, we appreciate your full cooperation.

#### Agent Disclaimer

IMPORTANT NOTICE Horsfield Residential try to provide accurate sales particulars, however, they should not be relied upon as statements of fact nor should it be assumed that the property has all necessary planning, building regulation or other consents. We recommend that all the information is verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Horsfield Residential staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide-angle lens, therefore do not represent true size. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract.



Horsfield Residential Limited

647 Bradford Road, Bailiff  
Bridge, Brighouse, HD6 4DY

Telephone: 01484 556030