



15 Coach Road

Hove Edge, Brighouse, HD6 2LU

Offers Over £275,000 Freehold





This attractive semi-detached, brick-built family home occupies a desirable position within the sought-after Hove Edge area. Beautifully presented throughout, the property offers three well-proportioned bedrooms, two reception rooms, and a modern shower room with underfloor heating. A single-storey rear extension has significantly enhanced the ground floor accommodation, creating a more spacious and open-plan dining area and kitchen, ideal for modern family living and entertaining. Externally, the property benefits from low-maintenance gardens, a detached garage, and off-road parking for two vehicles. Combining comfort, practicality, and a popular residential location, this is an excellent opportunity for families and a wide range of prospective purchasers alike.

Location

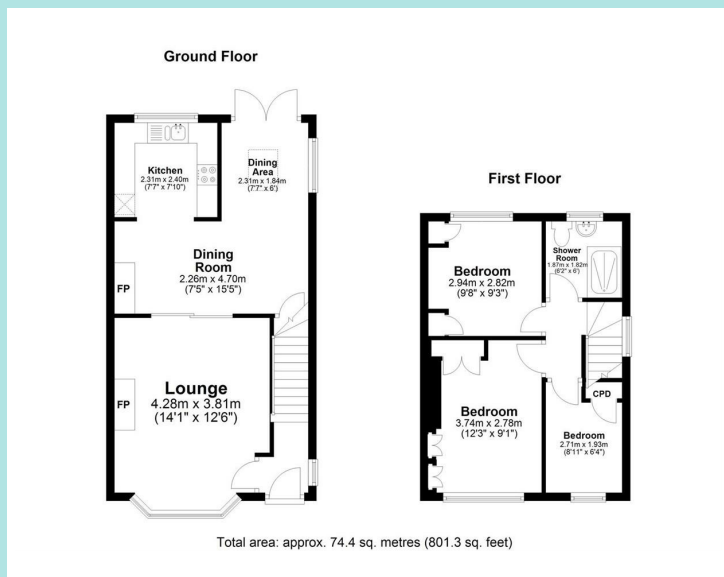
Coach Road enjoys a sought-after position in Hove Edge, close to Crow Nest Park Golf Club and several highly regarded schools including Brighthouse High and Trinity St Chads. This fantastic location is extremely popular with families, with a park and many public footpaths providing excellent walks, ideal for those with dogs or who enjoy rambling. It is conveniently located for easy access to the A644 Halifax Road, and Brighthouse town centre which enjoys a good range of local amenities and excellent commuter links via the M62 and Brighthouse Railway Station.

Accommodation

A uPVC door opens into the entrance hall with an open staircase to the first floor. Beyond is the spacious lounge featuring an angled bay window to the front elevation, decorative ribbon-and-bow plaster ceiling mouldings, and a coal-effect gas fire set on a marble hearth and backplate with timber surround. Sliding timber and glazed doors open into the dining room, which includes a cast iron multi-fuel stove set upon a slate hearth with an oak beam above. LVT flooring continues through the dining room and into the extension, providing both the kitchen and an additional dining area with a skylight and French doors to the rear garden. An open archway leads into the kitchen, fitted with a good range of base, wall and drawer units with under-cabinet lighting, complementary worktops and tiled splashbacks. There is a stainless steel sink with drainer and mixer tap, space for a freestanding cooker with concealed extractor above, plumbing for a washing machine, and space for a fridge freezer.

On the first floor, the landing benefits from natural light via a side window and features a timber spindle balustrade. The principal bedroom is positioned to the front and includes a fitted double wardrobe and overhead cupboards to one alcove. The adjacent bedroom is a good-sized single with a storage cupboard above the stair bulkhead. To the rear, the third bedroom is a further good-sized double with two fitted cupboards and decorative plaster ceiling detailing. Completing the accommodation, the modern shower room is fully tiled and fitted with a contemporary heated towel rail, extractor fan, recessed shelf, glass shower screen and underfloor heating. With a white WC and wash hand basin set within a wall-mounted vanity unit.

Externally, the property benefits from a driveway providing off-road parking for two vehicles and a detached garage with an up-and-over door, power sockets and light. The front garden contains an array of shrubs, roses and other plants fronted by a stone wall. The low-maintenance rear garden is mainly paved and features an attractive central stone circle with slate chippings, and a useful outside tap. Boundaries are formed by stone walls and secure fencing with a gate to the side.



Council tax band: C
 EPC rating: D
 Ground rent: N/A
 Service charge: N/A

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