Hamilton Bower
ESTATE AGENT

91 Lillands Lane, Brighouse, HD6 3BR
Asking Price £210,000

Offered to the market with is this recently modernised THREE BEDROOM PROPERTY located in Brighouse - HD6 with local amenities and popular schools nearby. With a new kitchen & bathroom, gardens front and back, and a useful storage cellar with power & plumbing, we expect this property to be popular with a wide range of buyers.

Internally comprising; entrance hallway, living room, dining kitchen, cellar with power/plumbing, two double bedrooms and a single, house bathroom and loft.

Externally the property has a decked and lawned garden to the rear complete with Yorkshire stone, and a yard to the front.

The property has undergone extensive modernisation to a high standard by the current owner, with a new dining kitchen installed, new house bathroom, engineered oak flooring & new plaster/decoration throughout, a full rewire and new plumbing, and fitted wardrobes added to bedroom two.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Dining Kitchen
15'5" x 11'1" (4.7 x 3.4)

Spacious dining kitchen to the rear of the property with a view and access to the garden, and also the cellar with power/plumbing.
With engineered oak flooring throughout, exposed brickwork surround, ceiling spotlights, and ample space for a family dining table.
The kitchen is fitted with a wide range of matching shaker style units, dual bottle rack, and complementary tiled splashbacks.
Appliances - five-burner gas hob with extractor, tower-unit oven & microwave, integrated fridge/freezer, wine cooler and dishwasher.

Living Room
13'5" x 12'9" (4.1 x 3.9)

Good-sized living room to the front of the property with engineered oak flooring, multi-fuel fireplace with exposed brick surround, and ceiling rose.

FIRST FLOOR

Primary Bedroom
13'5" x 9'10" (4.1 x 3.0)

Well-proportioned primary bedroom to the front of the property with ceiling rose, alcove space and room for a large bed with side tables.

Bedroom
11'1" x 9'10" (3.4 x 3.0)

Second bedroom, a further double with a view to the rear of the property, full-length fitted wardrobes and space for a double bed or to be used as a dressing room.

Bedroom
10'2" x 6'2" (3.1 x 1.9)

Third bedroom, a single room with a view to the front, fitted cupboard above the bulk-head and ideal use a nursery or home office.

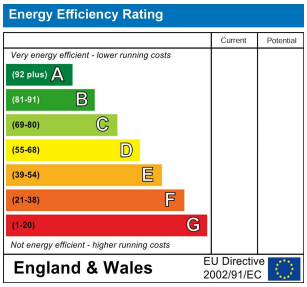
Bathroom
7'10" x 5'10" (2.4 x 1.8)

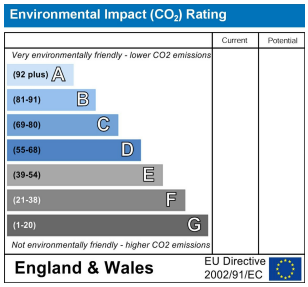
Contemporary bathroom with wall and floor tiling, fitted with a new three-piece suite - bath with rain shower, WC, wash basin with unit and chrome towel rail.

EXTERNAL

Rear
The enclosed rear garden features an attractive Yorkshire stone pathway leading to a spacious decked seating area, providing plenty of room for outdoor dining and entertaining. Beyond the decking is a fenced, currently unturfed garden area, offering a blank canvas for the new owners to landscape and personalise to their taste.

Front
Front yard with gated entrance and path leading to the property.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
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