



23 Green Lane, Brighouse, HD6 2PS

Offers In Excess Of £295,000

- Spacious three-bedroom semi-detached property
- Large south-facing rear garden with patio and lawn
- Two-car driveway plus additional parking options
- Open-plan kitchen/diner with garden views
- Converted attic room providing versatile additional space
- Rear double garage converted to gym and storage

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Three-Bedroom Semi-Detached Home | Large South-Facing Garden | Driveway & Garage | Versatile Attic Room | Green Lane Location

Situated on Green Lane, this spacious three-bedroom semi-detached property offers generous and versatile accommodation, a large south-facing rear garden, driveway parking, and a converted garage providing useful additional space. The property also benefits from an open-plan kitchen/diner, character features including a bay window and log burner, and an additional attic room currently used as a study.

Ideally positioned close to local shops, schools, amenities, and transport links, this property would make an excellent family home.

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Council Tax Band: B



Entrance Hall

Upon entering the property, you are welcomed into a practical entrance hall providing access to the main living accommodation and stairs to the first floor.

Lounge

The spacious lounge overlooks the front of the property and provides an inviting living environment. A large bay window floods the room with natural light, while wooden flooring and a feature log burner add warmth and character. There is ample space for comfortable seating and additional furniture.

Kitchen / Diner

The open-plan kitchen and dining area creates a generous and sociable space with pleasant views over the rear garden. The kitchen is fitted with a washer dryer, fridge freezer, dishwasher, integrated oven, and electric hob.

The extended dining area provides ample room for a large dining table and benefits from direct access to the rear garden, making it ideal for family meals and entertaining.

First Floor

Master Bedroom

A generous principal bedroom featuring space for a large double bed, bedside tables, and substantial integrated wardrobe storage. A rear-facing bay window adds character and provides additional space and natural light.

Bedroom Two

A well-proportioned second bedroom overlooking the rear garden, with ample space for a double bed and wardrobe furniture.

Bedroom Three

Currently utilised as a home office/study, the third bedroom offers a versatile space that could be used as a child's bedroom, guest room, or dedicated workspace.

Family Bathroom

Finished to a modern standard, the bathroom comprises a bath with shower over, wash basin, and WC.

Attic Room

The converted attic provides additional versatile living space and is currently utilised as an office/study. It could alternatively provide valuable storage or hobby space, subject to the relevant permissions and regulations.

Outside

The property benefits from a two-car driveway, with further on-street parking available. Additional parking may also be available via the shared driveway access between the property and neighbouring home.

To the rear is a generous south-facing garden, featuring a combination of patio and lawn, providing an excellent space for outdoor dining, entertaining, and family enjoyment.

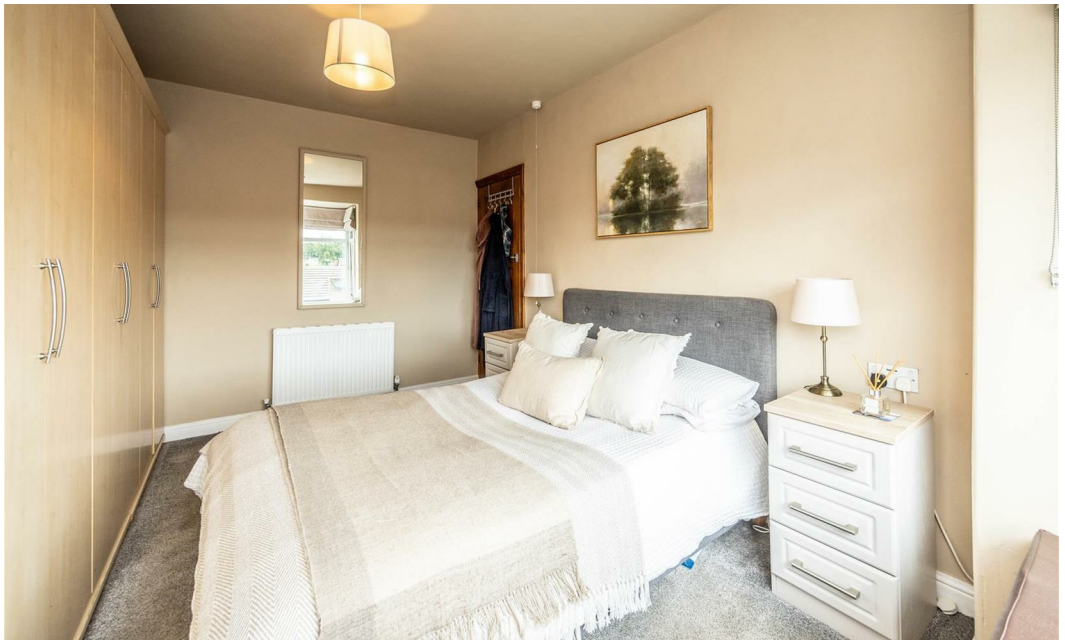
The property also benefits from access to a double garage at the rear. The garage has been converted to provide a useful gym and storage facility, offering excellent versatility for modern family living.

Location

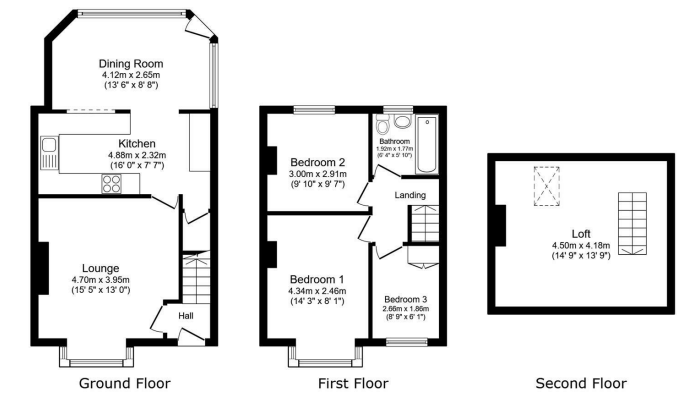
Located on Green Lane, the property enjoys a convenient position close to local shops, schools, amenities, and transport links. The location provides an excellent balance of residential living and accessibility, making it well suited to families and commuters alike.

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 floor area: 98.2 sq.m. (1,057 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co

