



## 1 Blackburn Road, Brighouse, HD6 2ET

Offers In The Region Of £335,000

- Detached bungalow on large corner plot
- Two double bedrooms plus shower room & WC
- Fantastic scope to renovate or extend (STPP)
- Garage, outhouses & driveway parking
- Spacious lounge, conservatory & kitchen
- Mature wraparound gardens with patio areas

# 1 Blackburn Road, Brighouse HD6 2ET

Detached Bungalow on a Generous Corner Plot

Set on a substantial corner plot with mature gardens, driveway and garage, this detached bungalow offers not only comfortable living space but also huge potential for renovation, remodelling, or extension (subject to consents). It's a rare opportunity for buyers with vision to create a bespoke home in one of Brighouse's most desirable residential locations.



Council Tax Band: D



## SUMMARY

This bungalow is perfectly liveable as it stands but, with its generous plot and flexible layout, represents an excellent opportunity for those wishing to modernise, extend, or design a home tailored to their needs. Situated in a sought-after location close to schools, shops, and local amenities, Blackburn Road offers everyday convenience alongside privacy and space, making it a property not to be missed!

## ACCOMMODATION

The property currently provides:

Entrance hallway leading to all rooms

Spacious living/dining room with bay window, feature fireplace, and access to the conservatory

Conservatory with garden outlooks

Kitchen with fitted units and rear porch access

Two double bedrooms, one with fitted wardrobes

Shower room with walk-in shower and heated towel rail

Separate WC

## ADDITIONAL SPACE

Large garage offering excellent storage or scope for conversion (subject to planning)

Two attached outhouses providing further storage

Loft and layout potential to reconfigure or expand the living space

## EXTERNALLY

Occupying a generous corner plot, the property is approached via a driveway leading to the garage. The gardens wrap around the home, laid mainly to lawn with mature planting, patio areas, and pathways offering multiple access points. The size of the plot offers clear scope for landscaping and outdoor entertaining, or for future extension.

### 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.





