



173 Halifax Road

Brighouse, HD6 2EQ

Offers Around £295,000 Freehold





This semi-detached home offers spacious and well-presented accommodation arranged over two floors, comprising three double bedrooms, two open-plan reception rooms and a conservatory. Externally, the property benefits from a detached single garage, a driveway parking space and well-proportioned, mature gardens. Conveniently positioned within the catchment area of several highly regarded schools, this attractive home would make an ideal family purchase.

Location

The property stands on the A644 / Halifax Road between Mill Hill Lane and Wood View Grove, with main bus routes available directly outside. This sought-after residential location boasts many highly regarded primary and secondary schools, Lane Head recreational ground and playpark, a convenience store and nearby Kershaws Garden Centre which includes a tea room. A wide variety of shops and amenities are available in nearby Brighouse town centre.

Accommodation

A uPVC and glazed door opens into the welcoming entrance hallway, featuring an open staircase to the first floor with timber spindle balustrade and wood-effect laminate flooring. A useful downstairs cupboard houses the boiler, while two small fitted cupboards provide convenient coat storage, one of which also houses the electric fuse box.

To the rear of the property is the well-proportioned kitchen, fitted with a range of grey base, wall and drawer units. Complementary marble-effect laminate worktops incorporate a sink with drainer and mixer tap, together with a four-ring gas hob and concealed extractor above. Integrated appliances include an electric oven, fridge, freezer and washing machine. A further downstairs cupboard, benefiting from a window to the side elevation, provides additional storage, while a uPVC glazed door gives access to the side patio.

The spacious open-plan lounge and dining room provides an excellent reception space, with the lounge area featuring a large square bay window overlooking the front garden and a marble fireplace set within the chimney breast, housing an inset coal-effect gas fire. Herringbone wood-effect laminate flooring flows seamlessly through the lounge and into the dining area, where double French doors open into the conservatory. The conservatory continues with wood-effect laminate flooring and features further French doors, together with steps leading down to the rear garden.

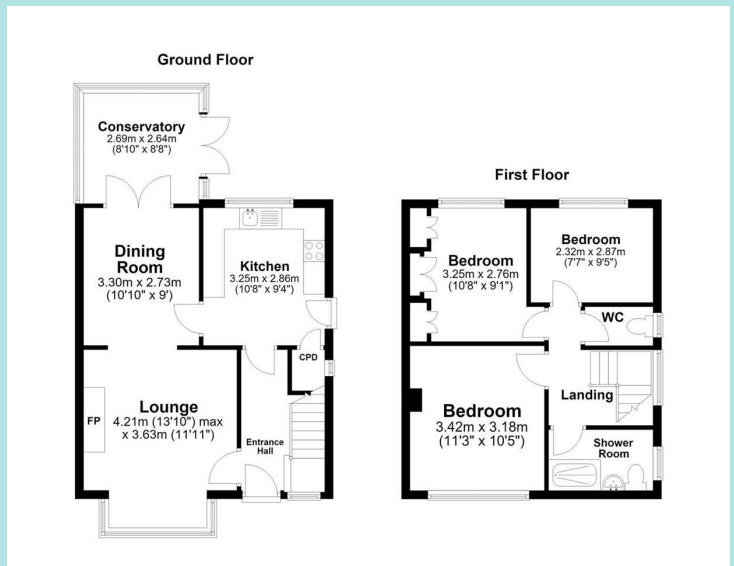
To the first floor, the spacious landing benefits from a large side-facing window, providing plenty of natural light, along with a timber spindle balustrade and loft access hatch. There is a separate WC with fully tiled walls, tile-effect flooring and a low-flush white WC, together with a glazed window to the side elevation.

The property offers three double bedrooms. The principal bedroom is a generous double with a front-facing window, while the second double bedroom is positioned to the rear and benefits from a range of fitted wardrobes and wood-effect linoleum flooring. The adjacent third bedroom is a smaller double with wood-effect laminate flooring.

The modern shower room comprises a WC and wash hand basin set within a vanity unit, with mixer tap and mirror above. The room features uPVC panelled walls and ceiling, recessed spotlights, a heated towel rail and a walk-in shower with rainfall showerhead, handheld attachment and folding glass screen.

Externally, the property benefits from generous, mature gardens. The front garden features a paved pathway with handrail, a good sized lawn with central trees and planted borders. A gate leads to the side patio, which is block paved and provides access to the kitchen door via steps. The rear garden is predominantly laid to lawn and benefits from an outside tap and rendered boundary walls.

Detached from the house but held within the same title is a single garage, with driveway parking for one vehicle in front. The garage forms the end of a row of three, has an up-and-over door and is accessed via Wood View Grove. There is also pedestrian access from the rear garden, via a gate leading to the rear door of the garage.



Council tax band: C

EPC rating: C

Ground rent: N/A

Service charge: N/A

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