





Woodhouse Lane Brighouse

Offers In Region Of £315,000

THIS BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME OFFERS A PERFECT BLEND OF MODERN COMFORT AND CLASSIC CHARM. UPON ENTERING, YOU'RE GREETED BY A ELEGANT HALLWAY LEADING TO A SPACIOUS LOUNGE AND A FABULOUS DINING ROOM—IDEAL FOR BOTH RELAXATION AND ENTERTAINING. THE MODERN KITCHEN IS THOUGHTFULLY DESIGNED, AND A CONVENIENT DOWNSTAIRS WC ADDS TO THE FUNCTIONALITY OF THE GROUND FLOOR. UPSTAIRS, YOU'LL FIND THREE GENEROUSLY SIZED BEDROOMS, ALL STYLISHLY DECORATED, WITH A WELL-APPOINTED MODERN BATHROOM SERVING THE FLOOR. A CHARMING SINGLE BEDROOM COMPLETES THIS LEVEL. EXTERNALLY, THE PROPERTY BOASTS A LARGE REAR GARDEN, PERFECT FOR OUTDOOR LIVING, WHILE PARKING TO THE FRONT IS PROVIDED ALONG WITH A GARAGE FOR ADDED CONVENIENCE.

Entrance

A welcoming hallway with a sense of warmth and charm, featuring wide stairs leading to the first floor. The space offers easy access to the ground floor rooms, as well as a convenient guest cloakroom.

Lounge

The generously sized lounge is bathed in natural light, courtesy of a large bay-style window. It boasts modern décor, high ceilings, and a fabulous fireplace that creates a warm and inviting atmosphere. Double glass-panel doors seamlessly connect the lounge to the dining room, enhancing the sense of space and flow.

Dining Room

A fantastic sized second reception room, featuring modern décor and an eye-catching fireplace as its



centrepiece. A large, double-glazed window offers beautiful views over the rear garden, creating a bright and inviting atmosphere.

Kitchen

A modern kitchen featuring a range of wall and base units, complemented by an integrated oven and a five-ring gas hob. It also benefits from an integrated dishwasher and fridge. A door provides easy access to the rear garden.

First Floor Landing

A lovely landing filled with natural light, thanks to a large, double-glazed window. Access to the loft space is available, offering potential for renovation, subject to the necessary planning consent.

Bedroom One

A generously sized double bedroom located at the front of the property, featuring neutral décor that enhances the light and airy feel. A large double-glazed window allows an abundance of natural light to flood the room.

Bedroom Two

A generously sized bedroom, tastefully styled and offering pleasant views over the garden, creating a serene and inviting space.

Bedroom Three

A beautifully styled single bedroom located at the front of the property. It also benefits from a fitted cupboard, providing useful storage space.

Bathroom

A contemporary bathroom suite featuring a D-shaped bath with a dual-headed shower, a wash basin with a vanity unit, and a low-level WC, combining both style and functionality.

Rear Garden

This property boasts a sizable rear garden, primarily laid to lawn with a raised flagstone patio, perfect for summer barbecues and outdoor parties.

Front of the Property

A spacious front garden with a well-maintained lawn area. The driveway provides essential off-road parking, leading down to a garage for added convenience.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band C

EPC: C

Parking: On Drive and Garage

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas fired hot water system

Broadband: Full Fibre Broadband

Mobile Coverage: 4G/5G Available - check with your provider.

AGENT NOTES

- 1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



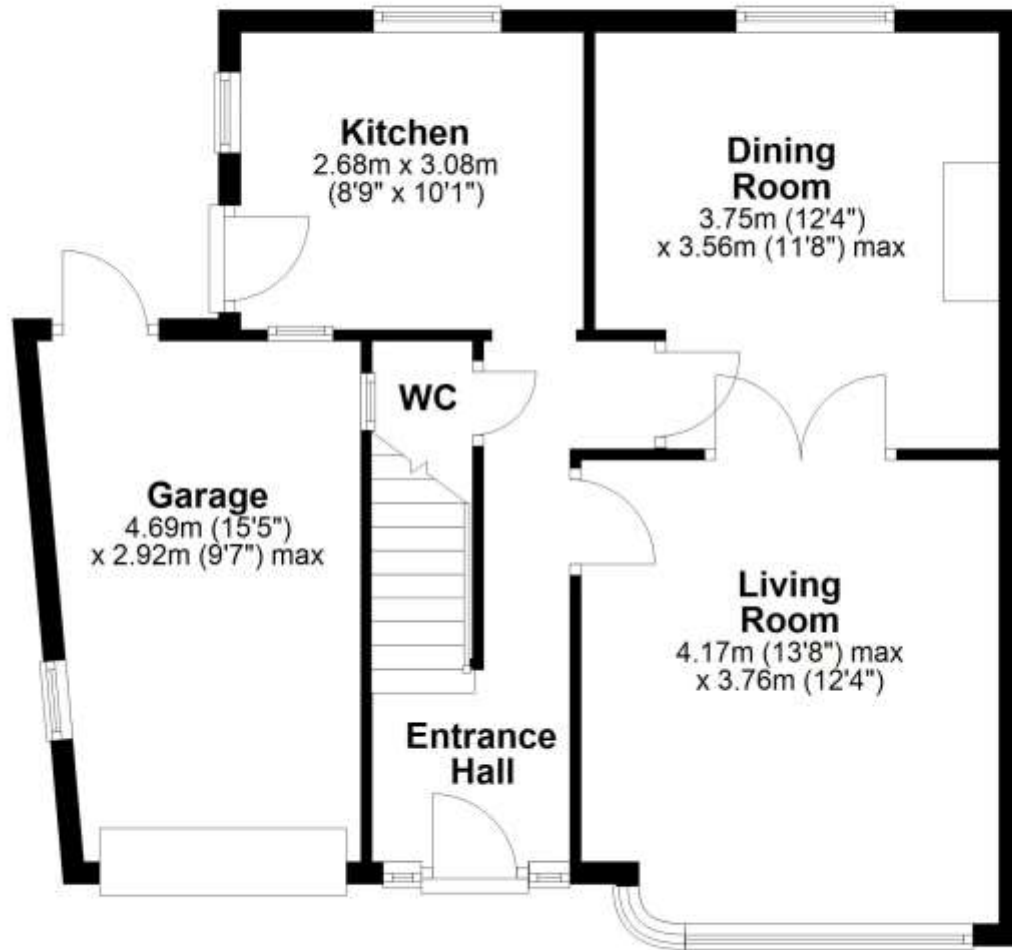






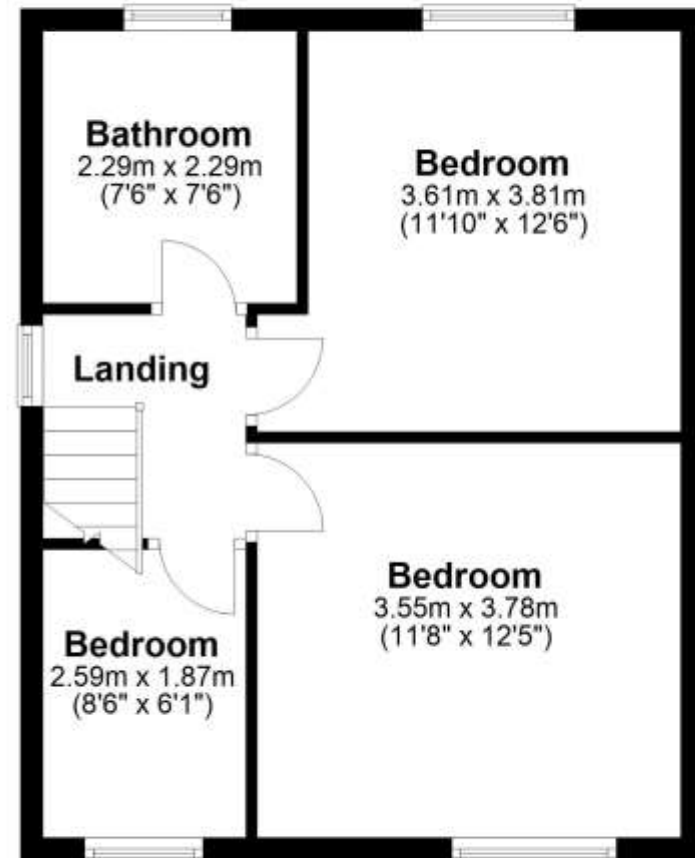
Ground Floor

Approx. 60.7 sq. metres (653.7 sq. feet)



First Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



Total area: approx. 102.3 sq. metres (1100.9 sq. feet)



