



47 Warren Park, Hove Edge, Brighouse, HD6 2RR

2 1

£275,000 Asking Price

Book a viewing: 01484 556030

Ground Floor

Entrance Porch

2m 00cm (6' 7") x 1m 63cm (5' 4")

A PVC external door provides access into the front porch which has double glazed windows to the side aspects. A useful meter storage cupboard with a coat rail. External door to the hallway.

Entrance Hall

Complimented by laminate floor which continues throughout the whole of the bungalow.

Kitchen

2m 83cm (9' 3") x 3m 07cm (10' 1")

Incorporating a range of modern base and wall cabinets with complimentary work tops and matching upstands to the splashbacks. Built-in electric oven with a gas hob and extractor hood over. Plumbing for a washing machine. Double glazed window. Wall mounted combination boiler.

Lounge

3m 06cm (10' 0") x 4m 55cm (14' 11")

A comfortable living room with patio doors that provide access into the conservatory. There is a independent gas fire.

Conservatory

3m 18cm (10' 5") x 3m 65cm (11' 12")

A superb addition to the main property, PVC in construction set on a brick base with French doors that open on to the decked seating area. There is a wood burning stove and a central heating radiator. Tiled floor and a poly carbonate roof. There is also an aircon dual unit which provides heat and cold air.

Bedroom 1

3m 27cm (10' 9") x 3m 73cm (12' 3")

Double bedroom with the added benefit of fitted wardrobes with sliding mirror fronted doors. Outlook over the rear garden.

Bedroom 2

2m 61cm (8' 7") x 2m 31cm (7' 7")

Currently used as a home office with a front aspect double glazed window. The loft is accessible by a fold down timber ladder.

GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 681 sq.ft. (63.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Shower Room

1m 74cm (5' 9") x 1m 87cm (6' 2")

A luxury shower room having a fitted 1700mm shower tray with a glass screen and a thermostatic bar shower over, a vanity unit houses the wash basin and there is a close coupled toilet. Double glazed window.

Exterior

To the front there is a low maintenance garden with decorative loose gravel and mature shrubs. A shared drive to the front provides ample off-road parking and leads to a single garage. To the side of the property there additional parking with an electric hook up point, ideal for a motorhome or single axle caravan. The rear garden has a decked seating area, two summer houses, a good-sized lawn and a vegetable garden to the far end. The garden is enclosed and private.

Agents Notes

Tenure

Information obtained from the land registry, the property is: FREEHOLD

Council Tax

According to the local government website the current council tax band is: C

Viewings

By prior appointment with McField Residential

Property Information Questionnaire

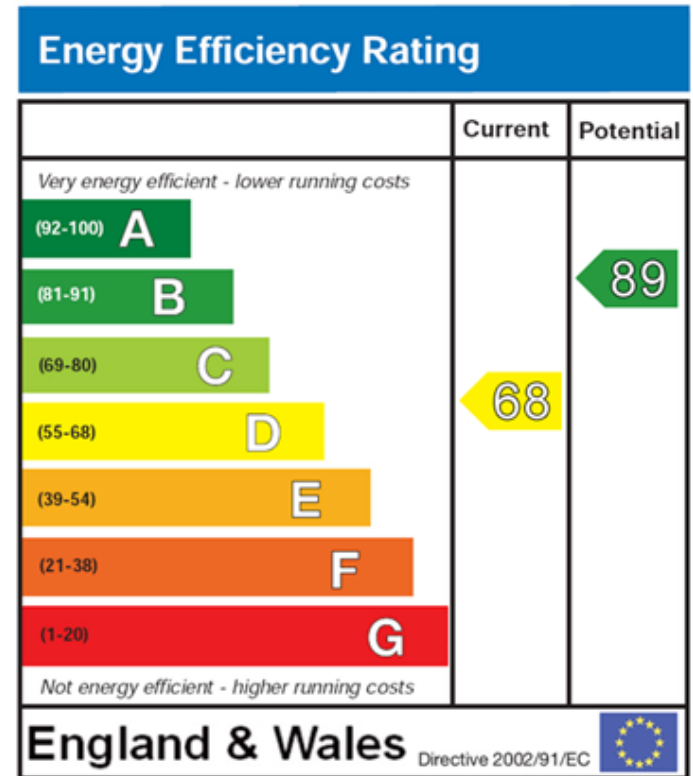
The vendor has completed a property information questionnaire which is available upon request or it can be provided on request.

Buyer Identity Checks

As with all Estate Agents, McField Residential is subject to the Anti Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. This means we are required by law to know our customer and obtain and hold identification and proof of address documents for all customers. Additionally, we are also required to establish whether there are any beneficial owners on whose behalf the transaction or activity is taking place, hence, we would request you to identify anyone who you would consider to be a beneficial owner. Where appropriate, the source or destination of funds may also be requested. Without this information we will be unable to proceed with any work on your behalf. To comply, we charge a one off £18 inclusive of VAT fee for checking all buyers, sellers and beneficiaries, we appreciate your full cooperation.

Agent Disclaimer





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Agent Disclaimer

IMPORTANT NOTICE McField Residential try to provide accurate sales particulars, however, they should not be relied upon as statements of fact nor should it be assumed that the property has all necessary planning, building regulation or other consents. We recommend that all the information is verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. McField Residential staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide-angle lens, therefore do not represent true size. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract.



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