



5 Knowles Road, Brighouse

Brighouse

£375,000





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Brighouse

An individual stone built four bedroom detached family home overlooking a pleasant rear garden with a southerly aspect and located within this desirable and well regarded residential area.

The property is located close to good local schools, together with local shopping facilities in Brighouse, railway station with London service and J24 and J25 of the M62.

The property is available with vacant possession with no onward chain and has accommodation which is served by sealed unit double glazing, gas central heating system and briefly comprises to the ground floor entrance hall, living/dining room, sitting room, kitchen, utility room and bedroom four. First floor landing leading to three bedrooms with master en suite and bathroom. Externally there is off road parking, single garage and gardens laid out to front and rear.

Simon Blyth
ESTATE AGENTS



Ground Floor

Entrance Hall

With composite panelled and frosted double glazed door, adjacent pvcu double glazed window, central heating radiator, ceiling coving, two ceiling lights and spindled staircase rising to the first floor. From the hallway access can be gained to the following.-

Downstairs WC

7' 0" x 3' 0" (2.13m x 0.91m)

With frosted pvcu double glazed window, ceiling light, central heating radiator and fitted with a suite comprising pedestal wash basin and low flush WC.

Living/Dining Room

26' 2" x 10' 4" (7.98m x 3.15m)

As the dimensions indicate this is a generously proportioned room which has pvcu and secondary double glazed windows to the front elevation, pvcu sliding double glazed patio doors to the rear, two ceiling lights, ceiling coving and two central heating radiators.

Sitting Room

16' 6" x 9' 7" (5.03m x 2.92m)

With pvcu and secondary double glazed window, central heating radiator, four wall lights, ceiling light, ceiling coving and central heating radiator..



Kitchen

12' 9" x 9' 7" (3.89m x 2.92m)

With pvcu double glazed window looking out over the rear garden, there is ceiling light, central heating radiator, laminate floor and fitted with base and wall cupboards, drawers, worktops, tiled splash backs, inset single drainer stainless steel sink with chrome mixer tap, four ring halogen hob, electric double oven, plumbing for dishwasher and to one side a timber and glazed door opens into the utility room



Utility Room

11' 0" x 6' 0" (3.35m x 1.83m)

With a composite panelled and sealed unit double glazed door giving access to the rear garden, there is an adjacent pvcu double glazed window, ceiling light, central heating radiator, laminate floor. wall mounted Baxi gas fired central heating boiler and having a range of fitted cupboards, worktop single drainer stainless steel sink and tiled splash back.



Bedroom Four

9' 6" x 9' 4" (2.90m x 2.84m)

With a pvcu double glazed window looking out over the rear garden, ceiling light, ceiling coving and central heating radiator.





First Floor Landing

With ceiling light and loft access. From here access can be gained to the following rooms..-

Bedroom Three

9' 8" x 10' 0" (2.95m x 3.05m)

With Velux double glazed window, central heating radiator, ceiling light, fitted floor to ceiling mirror fronted wardrobe and adjacent drawers and shelving.

Bedroom Two

11' 0" x 9' 5" (3.35m x 2.87m)

With Velux double glazed window, central heating radiator and fitted furniture including wardrobe, cupboards and dressing table with mirror over.

Bathroom

9' 4" x 7' 0" (2.84m x 2.13m)

With Velux double glazed window, floor to ceiling tiled walls, airing cupboard with fitted shelving and central heating radiator and having a suite comprising panelled bath, pedestal wash basin and low flush WC.

Bedroom One

12' 2" x 13' 9" (3.71m x 4.19m)

With Velux double glazed window, ceiling light, central heating radiator, laminate flooring and to one side there are doors giving access to a walk in wardrobe and en suite shower room.

Walk in Wardrobe

7' 6" x 4' 3" (2.29m x 1.30m)

En Suite

7' 6" x 5' 7" (2.29m x 1.70m)

With Velux double glazed window, ceiling light, central heating radiator, part tiled walls and fitted with a suite comprising shower cubicle with chrome shower fitting, pedestal wash basin and low flush WC.





Garden

At the front of the property there is a lawned garden which is well screened by a hedge to two elevations, together with lawn, planted flowers and shrubs. The rear garden enjoys a southerly aspect and has lawn, flagged patio, further flagged area from the utility room, planted trees, flowers and shrubs. Adjacent to the utility room there is an area with timber garden shed, courtesy door to the garage and hand gate giving access to the front of the property.

Garage

There is a double width driveway which provides off road parking and leads to a single garage, adjacent to the driveway there is a further potential parking space but the curb would need dropping.

VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.

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OFFICE OPENING TIMES 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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