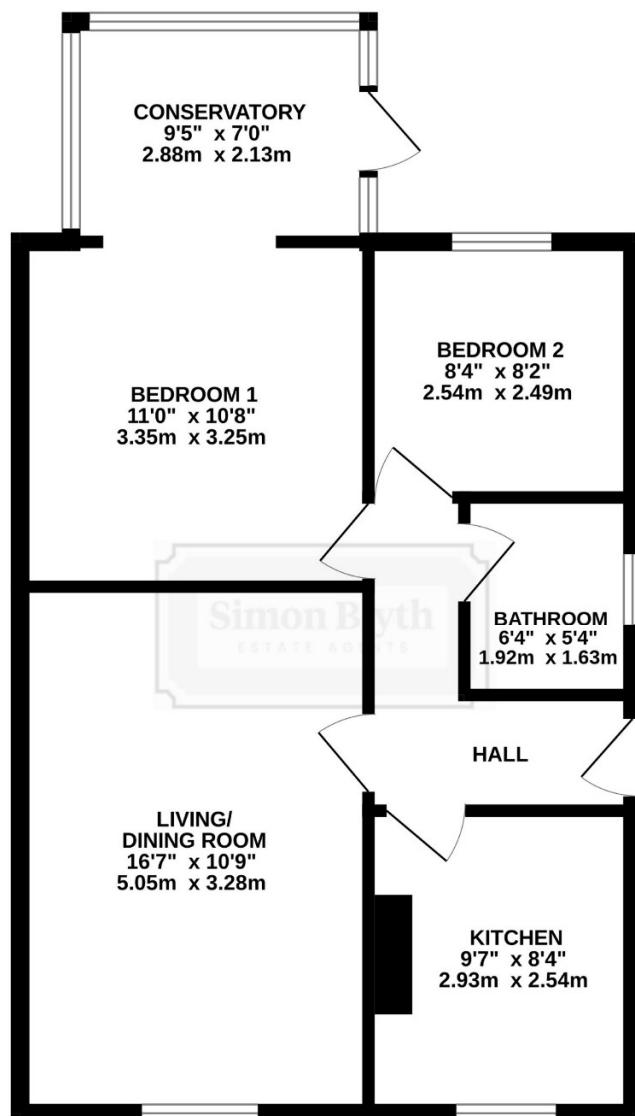




19 Mayster Grove, Brighouse, HD6 3NU



MAYSTER GROVE

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PROPERTY DESCRIPTION

Available with vacant possession and no onward chain is this appealing semi-detached true bungalow, located within a popular and established residential area with local shopping facilities available in Brighouse Town Centre.

The bungalow has accommodation which is served by gas central heating system with new central heating boiler in 2024 together with PVCU double glazing briefly comprising L shaped entrance hall, living/dining room, kitchen, two bedrooms, bathroom, externally accessed conservatory, gated driveway providing off-road parking leading to a detached single garage together with gardens to front and rear.

OFFERS AROUND £189,950

ENTRANCE HALL

This is L shaped and has a composite panelled and frosted double glazed door with frosted PVCU double glazed window over, two wall light points, central heating radiator and loft access with retractable aluminium ladder leading to a generous open roof space with further potential. From the hallway access can be gained to the following rooms: -



LIVING/DINING

Measurements – 16'7" X 10'9"

With a large PVCU double glazed window looking out over the front garden, there is ceiling coving, three wall light points, two central heating radiators and as the main focal point of the room, there is a feature fireplace with polished timber surround, conglomerate marble inset and home to a coal effect gas fire which rests on a conglomerate marble hearth.



KITCHEN

Measurements – 9'7" x 8'4"

This is situated adjacent to the living room and has a PVCU double glazed window looking out over the front garden, there is a ceiling light point, central heating radiator, chimney breast, laminate flooring and fitting with a range of wall and base cupboards, draws, worktops with tiled splashbacks, four ring gas hob with extractor hood over and electric oven beneath, with under counter space for washing machine and fridge.



BEDROOM ONE

Measurements – 11'0" x 10'8"

With a PVCU double glazed window, ceiling light point, central heating radiator and wardrobes.



BEDROOM TWO

Measurements – 8'4" x 8'2"

This is fitted with PVCU double glazed window, ceiling light point and central heating radiator.

BATHROOM

Measurements – 6'4" x 5'4"

This is fitted with a frosted PVCU double glazed window, ceiling light point, floor to ceiling tiled walls, central heating radiator and fitted with a suite comprising panelled bath, pedestal wash basin and low flush WC.



LOFT

This is accessed from the hallway via a retractable aluminium ladder and leads to a large partly boarded and insulated loft space with good head height, ceiling light, wall mounted gas fire central heating boiler and providing further potential to increase the living space.

CONSERVATORY

Measurements – 9'5" x 7'0"

This is externally accessed and is timber and single glazed with a timber and glazed door, tiled floor and enjoying a pleasant aspect over a westerly facing rear-garden.



PARKING

The property is approached through twin wrought iron gates onto a driveway which leads down the right-hand side of the property where there is an outside cold-water tap, and this leads to a detached garage.



GARAGE

Measurements-17'8" x 8'4"

This has windows to the side elevation, up and over door and light and power.



GARDENS

To the front of the property there is a shaped lawned garden with planted trees, flowers and shrubs to the boarders together with a stone flagged area spanning the width of the bungalow. To the rear there is a westerly facing garden which includes flagged patio adjacent to the conservatory with a short flight of steps rising to a gently sloping lawned garden which is bordered by trees, flowers and shrubs.

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ADDITIONAL INFORMATION

Property tenure –The tenure is leasehold with the remainder of a 999-year lease from the 1st May 1962 with an annual ground rent of £7.

Local authority – Kirklees Council

The property has a gas central heating system and there is PVCU double glazing with the exception of the conservatory which is timber and single-glazed with a boiler replaced in 2024.

Council tax band – B

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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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. 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.

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