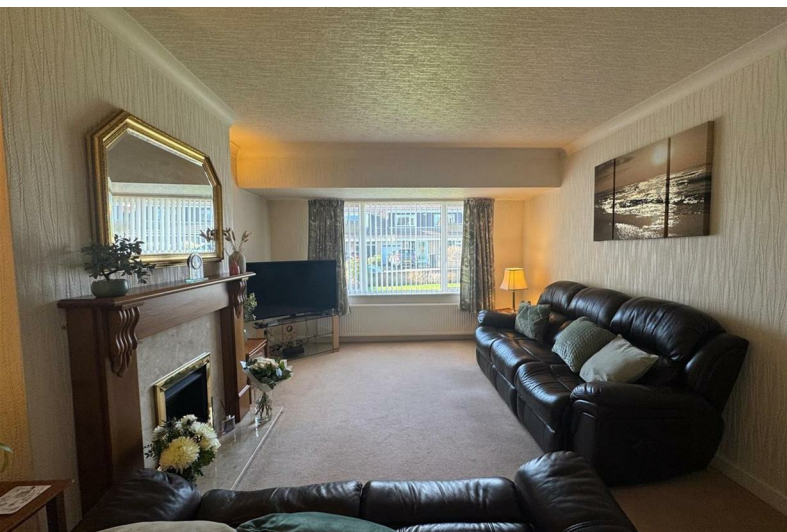




185 Healey Wood Road

, Brighouse, HD6 3RW

£335,000



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4 BEDROOM SEMI-DETACHEDLARGE FAMILY HOME***BRIGHOUSE***

If your looking for a large family home then look no further than this spacious family property that is located in a lovely residential area of Brighouse. Accommodation which comprises of; entrance porch, entrance hallway, lounge, dining room, kitchen, utility, wc and integral garage all to the ground floor and four bedrooms and two bathrooms to the first floor. Externally there are good sized gardens with driveway leading to integral garage and an enclosed and majority lawned garden to the rear.

****NOT TO BE MISSED!- contact YORKSHIRE RESIDENTIAL 01274 606167 to arrange a viewing****

Entrance Porch

Tiled Flooring.

Entrance Hallway

Staircase leading to first floor, under stairs storage cupboard and radiator.

Lounge

14'4" x 11'9" (4.37m" x 3.58m")

Coal effect gas for with marble inset hearth and wooden surround. Sliding doors leading into the Dining Room, wall lights and radiator.

Dining Room

Dining Room

11'6" x 9'9" (3.51m" x 2.97m")

Radiator and French doors leading to rear patio.

Kitchen

11'6" x 8'1" (3.51m" x 2.46m")

A range of wall, base and display units with integrated electric hob, double oven and extractor hood. Tiled walls and inset spot lighting.

Utility Room

fitted wall units with plumbing for automatic washing machine and access to the side of the property.

WC

Low flush wc, wash hand basin and inset spot lighting.

Integral Garage

18'3" x 8' (5.56m" x 2.44m)

Power, lighting and access to the main house.

Landing

Access to loft via pull down ladder which has been part boarded and has lighting.

Double Bedroom 1

11'4" x 8'6" to robes (3.45m" x 2.59m" to robes)

Fitted wardrobes with sliding door fronts, radiator.

Double Bedroom 2

11'6" x 9'8" to robes (3.51m" x 2.95m" to robes)

Fitted wardrobes with sliding door fronts, radiator.

Bathroom

7'5" x 6'4" (2.26m" x 1.93m")

3 piece white suite which consists of a low flush

wc, pedestal wash hand basin and panelled bath.
Fully tiled and heated towel rail.

Double Bedroom 3

12'5" x 7'8" (3.78m" x 2.34m")

Fitted wardrobes with sliding door fronts, radiator.

Single bedroom 4

8'3" x 7'7" (2.51m" x 2.31m")

Airing cupboard and radiator.

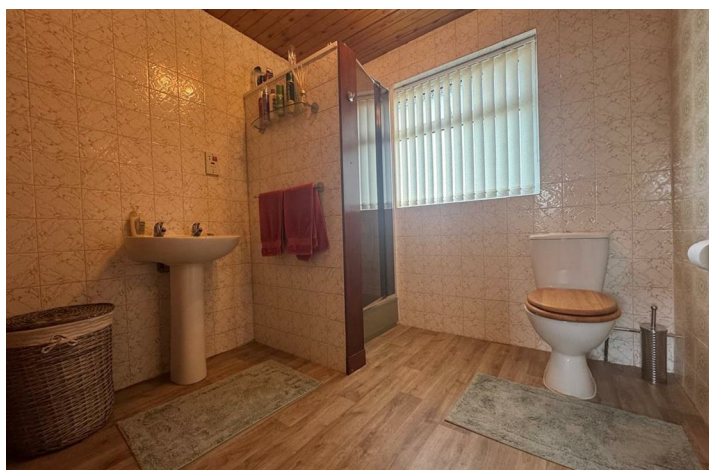
Shower Room

7'1" x 7'8" (2.16m" x 2.34m")

3 piece suite which consists of a low flush wc, pedestal wash hand basin and walk in shower cubicle. Storage cupboard and radiator.

Exterior

Lawned garden with a block paved driveway leading to integral garage. The rear is good sized with paved patio area and large lawned garden which is mostly private and enclosed.



Road Map



Hybrid Map



Terrain Map

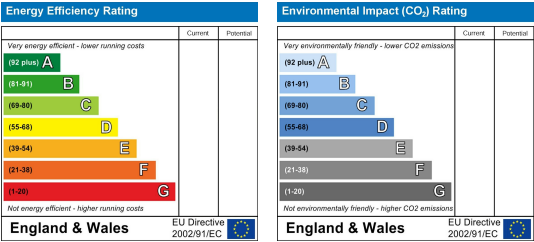


Floor Plan

Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.