



RESIDENTIAL

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16 Orchard Way, Brighouse, HD6 2SS

Offers Over £225,000

Nestled in the charming position on Orchard Way, of Brighouse, is this newly modernised and beautifully presented two bedroomed, semi-detached bungalow offering a delightful blend of comfort and practicality. The property boasts beautifully maintained gardens both at the front and rear, providing a serene outdoor space to enjoy relaxation in the summer months. Situated in the sought after location of Brighouse, the property has good transport links to Brighouse centre, Hipperholme and Halifax with access to the M62 motorway networks and is within close proximity of good local schools. The property boasts gas central heating and double glazing throughout, briefly comprising of: entrance door, reception hallway with storage, two bedrooms with one bedroom benefitting from a garden room, modern shower room, spacious lounge and breakfast kitchen. Externally the property offers ample off road parking to the front aspect via a driveway which leads to a car port and a single detached garage. To the rear is an enclosed patio garden with newly laid lawn garden and newly fitted fencing. An internal viewing is strongly recommended to appreciate the accommodation on offer! Contact the agent today to arrange your viewing on 01484 644555! *VIRTUAL VIEWING AVAILABLE SOON*

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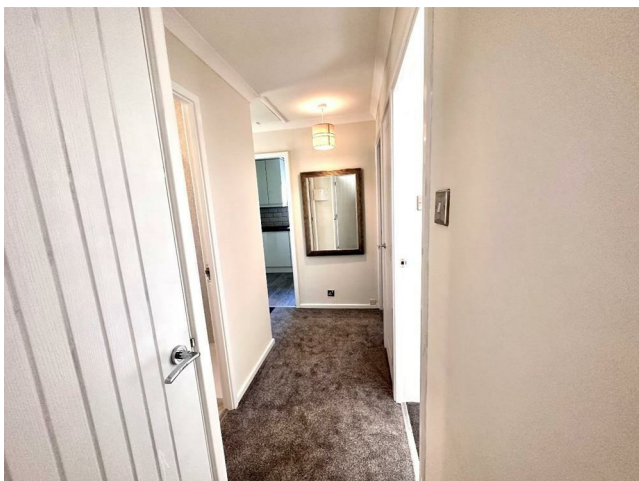


ENTRANCE DOOR



An entrance uPVC door leads to:

HALLWAY



L-shaped hallway with useful loft hatch providing access to the combi-boiler. Finished with coved ceiling, alarm panel and wall mounted gas central heated radiator:

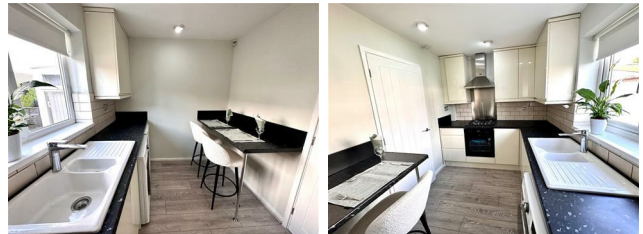
LOUNGE



Set to the front aspect of this property is this newly decorated, spacious lounge with uPVC double

glazed bay window overlooking the front aspect. Featuring modern fire surround with inset electric fire and finished with coved ceiling, T.V point, telephone point and wall mounted gas central heated radiator:

BREAKFAST KITCHEN



Set to the side elevation of the property is this well presented breakfast kitchen with uPVC double glazed window to the side aspect. Featuring a matching range of base and wall mounted units in High Gloss cream with soft close fittings, laminate working surfaces, contrasting tiled splashbacks and inset ceramic 1 and a 1/2 bowl sink unit with drainer and mixer tap. Integrated electric oven with a four ring gas hob and stainless steel extractor hood over. There is also plumbing for a washing machine and space for an under counter fridge. Finished with breakfast bar, inset ceiling spotlighting and wood effect laminate flooring:

SHOWER ROOM



A fully panelled shower room with uPVC double glazed opaque window to the side aspect. Featuring a three piece suite in white with chrome effect fittings, comprising of: double shower

cubicle with electric shower over, hand wash vanity basin with mixer tap which incorporates a low level flush w/c. Finished with wall mounted double panelled gas central heated radiator and wood effect vinyl flooring:

BEDROOM ONE



A good sized double bedroom with uPVC double glazed patio doors leading onto the garden room. Finished with coved ceiling and wall mounted double panelled gas central heated radiators:

BREAKFAST SUN PORCH



Set off the main bedroom is this welcoming addition to the property, offering views over the garden and finished with uPVC sliding glass doors leading out onto the garden and wood effect vinyl flooring:

BEDROOM TWO



Second double bedroom with uPVC double glazed windows overlooking the front aspect, finished with coved ceiling and wall mounted double panelled gas central heated radiator:

EXTERNALLY



Externally the property offers a low maintenance garden to the front aspect with flower borders, paved path and tarmac driveway to the side aspect providing ample off road parking. Additionally there is a car port which leads to a single detached garage. To the rear are twin flagged patio areas and newly laid to lawn garden which is Southerly facing with newly fitted fencing - an ideal space for enjoying the summer months and entertaining outdoors. Finished with fenced boundaries:

CAR PORT

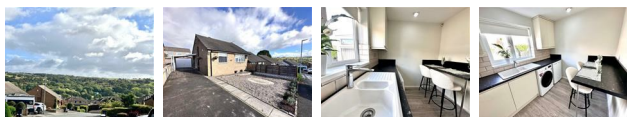
A car port with provides ample cover for winter months:

GARAGE



A single detached garage with up and over door and outdoor security light:

EXTRA PHOTOS



A selection of extra photographs:

ABOUT THE AREA - BRIGHOUSE

About the area are as follows: This property is situated close to all the surrounding area, the market town of Brighouse is close at hand and offers a range of amenities and facilities including shops, supermarkets, rail/bus stations together with arterial road linkage for surrounding towns, cities and the M62 motorway network:

Local in this favourable and sought after residential area and within walking distance of the popular schools such as Woodhouse Primary school, Rastrick High School, Secondary school, William Henry Smith School and Carr Green Primary School. Brighouse occupies a prime position at the lower end of the Calder Valley, sitting alongside the Calder and Hebble Navigation waterway.

There is a weekly market in the heart of the town centre and a great choice of independent shops, restaurants and cafes to visit. These are supplemented by regular specialist markets, which take over the whole town centre, offering up to 100 food, drink and craft stalls.

Brighouse has gained a reputation for normally hosting and organising great festivals, such as the 1940's weekend in June, the Festival of Brass in July, the Canal and Music Festival in August and Art Festival in September. These run alongside the speciality markets, Christmas Fair and Charity Gala. With fantastic commuter links to the Motorway and great schools in the immediate vicinity: Conveniently located approximately 2.5 miles from the M62, Brighouse centre is just a short walk away

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel -01484 644555 or our office mobile on Mobile Number 07780446202

Email - sales@admresidential.co.uk

Tenure

This property is Freehold.

Council Tax Bands

The council Tax Banding is "C"

Please check the monthly amount on the Kirklees Council Tax Website.

Stamp Duty

Stamp Duty thresholds, raised during the September 2022 mini-budget, are set to revert to their previous levels on 1 April 2025. Currently, home-movers pay no Stamp Duty on properties up to £250,000, and first-time buyers get relief on homes up to £425,000.

Home-movers will pay no stamp duty on properties up to £125,000, with 2% due on the next £125,000, and the first-time buyer threshold will drop to £300,000, with no first-time buyer relief on purchases above £500,000.

If your property transaction completes after 31 March 2025, they could incur additional Stamp Duty cost.

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/9775-3945-7202-3754-0204>

BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. 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.

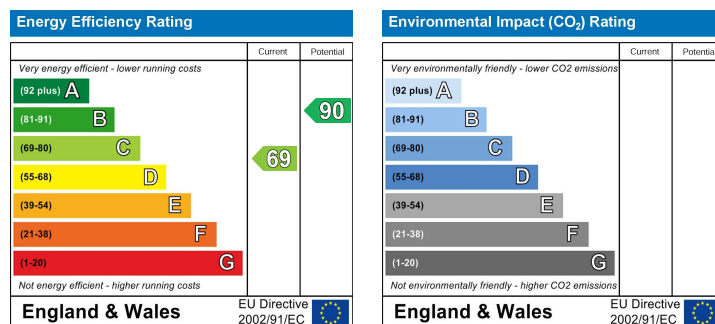
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Floor Plan

Energy Efficiency Graph



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