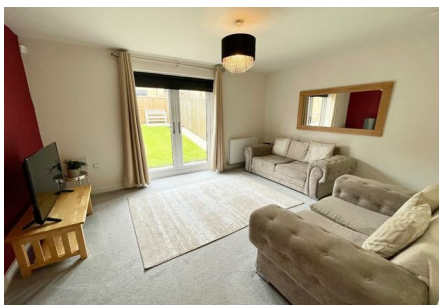




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 28 Acre Lane, Brighouse, HD6 3FD

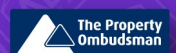
Offers Over £238,000

**\*UNDER OFFER\*** **\*A STUNNING NEWLY BUILT PROPERTY\*** Offered For Sale is This LARGER THAN AVERAGE, MODERN SPEC, LOW ENERGY, Three "DOUBLE" Bedroomed, Town House, Set within this completed development of Keepmoat homes in Brighouse, this modern property offers versatile accommodation set over three floors, with off road parking for two vehicles and an enclosed garden to the rear. The property is ideally suited to an array of buyers, looking for an energy efficient home. Presented to an exceptionally high standard throughout this property offers security alarm, electric car charging point and onsite internet host via the builder, further benefits from gas central heating and double glazing. The property comprises of: entrance security door leads to an entrance hallway with access to a separate w/c, there is a spacious dining kitchen and lounge with patio doors leading to the rear aspect. To the first floor landing there are two double bedrooms and a house bathroom, inner landing/office area, stairs lead to the second floor landing leads onto the master bedroom boasting fitted wardrobes and en-suite facilities. Externally offering driveway to the front with two parking spaces, to the rear is an enclosed, well maintained garden with flagged patio. Please contact the agent to arrange a viewing on 01484 644555!

**\*VIRTUAL VIEWING AVAILABLE\***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)





## ENTRANCE COMPOSITE DOOR

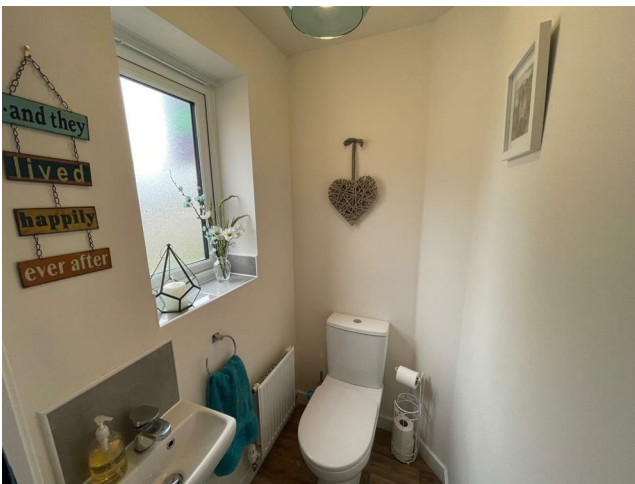
Entrance composite door leads to:

## HALLWAY



Reception hallway with staircase rising to the first floor, wall mounted gas central heating radiator, access to down stairs cloakroom, smoke alarm and security alarm panel. Finished with fitted vinyl flooring and doors leading to:

## CLOAKSROOM/W.C 4'4 x 2'6 (1.32m x 0.76m)



A well appointed, downstairs cloakroom with uPVC window to front aspect, Incorporating hand wash basin and a low level flush w/c. Finished with wall mounted gas central heated radiator and vinyl wood effect flooring:

## DINING KITCHEN 13'5 x 12'4 (4.09m x 3.76m)



A well appointed dining/kitchen with uPVC windows to the front aspect, consists of a modern range of matching base and wall mounted units in High Gloss Grey with contrasting roll edged wood effect worktops, inset stainless steel sink with drainer and a mixer tap, laminated splash backs, integrated stainless steel electric double oven and a four ring gas hob, matching extractor over. Integrated applicable consists of a washing machine, dishwasher and fridge/freezer. Finished with wall mounted gas central heating radiator and vinyl flooring, door leading to:

## LOUNGE WITH PATIO DOORS 12'9 x 11'10 (3.89m x 3.61m)



This tastefully decorated, modern lounge with uPVC patio doors leading to the rear garden, featuring T.V. Point, telephone point, wall mounted gas central heating radiator and useful storage cupboard.

## TO THE FIRST FLOOR LANDING



To the first floor landing, doors leading to two double bedrooms and a modern house bathroom, wall mounted gas central heating radiator, fitted smoke alarm, useful storage cupboard housing the fuse box and internet box, staircase leads to the second floor:

## HOUSE BATHROOM 8'2 x 6'4 (2.49m x 1.93m)



A modern, partly tiled, fitted family bathroom with uPVC window to side aspect. Incorporating a three piece bathroom suite in white with chrome effect fittings. Comprises of a panelled bath with shower attachment over, hand wash pedestal basin, low level w/c. Finished with laminate effect vinyl flooring:

## SECOND DOUBLE BEDROOM 9'4 x 7'8 (2.84m x 2.34m)



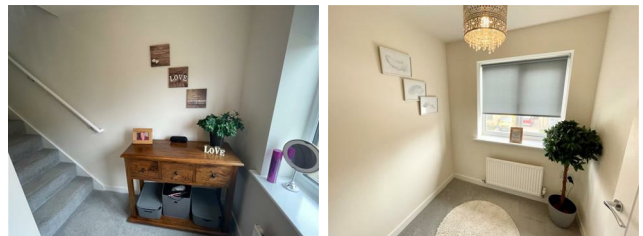
A second double bedroom with uPVC twin aspect windows to front elevation, featuring built-in wardrobes with sliding doors, wall mounted gas central heated radiator:

## THIRD DOUBLE BEDROOM 7'9 x 5'6 (2.36m x 1.68m)



A third double bedroom with uPVC window to the front aspect, wall mounted gas central heated radiator:

## SECOND FLOOR LANDING:



Second floor landing with fitted smoke alarm, opens onto the main bedroom:

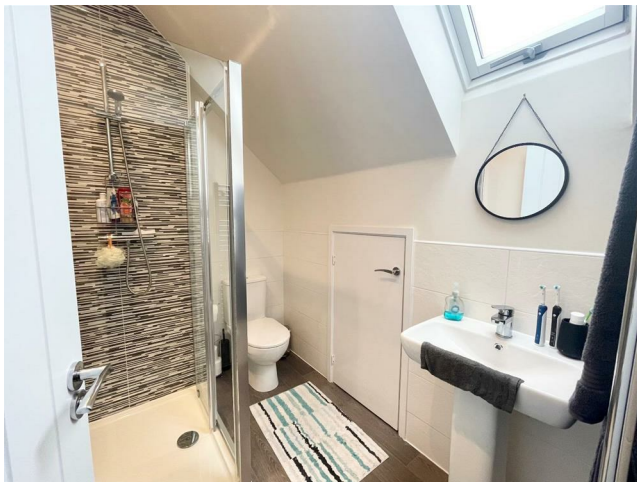


## BEDROOM ONE/ EN-SUITE 20'0 x 15'1 (6.10m x 4.60m)



A large double bedroom with en-suite facilities, uPVC dormer windows to front, wall mounted gas central heated radiators, T.V point, fitted wardrobe to one wall:

### EN-SUITE BATHROOM



A well appointed en-suite shower room with velux window to the rear aspect, comprising of three piece bathroom suite in white with chrome effect fittings, consisting of a step in shower cubicle, hand wash pedestal basin with tiled splash backs and a low level flush w/c, wall mounted chrome heated towel rail, further under eaves storage, finished with vinyl flooring.

## EXTERNALLY



Externally the property offers a block paved driveway to the front elevation which provides off road parking to two vehicles, there is also a electric car charging point, flagged paths and steps with wrought iron balustrade. To the rear an enclosed private garden with fenced boundary and gate, flagged patio and flagged paths with a laid to lawned garden:

### DRIVEWAY

The property offers two parking spaces to the front aspect:

### ELECTRIC CAR CHARGING PORT



A wall mounted car charging port. Please do read the manual before usage:



## KITCHEN AREA FURTHER PHOTOS



Photos of the kitchen area:

## EXTERNAL AREA FURTHER PHOTOS



## ABOUT THE AREA

The property is ideally situated close to the M62 motorway works to Leeds & Manchester, local schools are Brighouse High School, Longroyde Nursery & Primary School, Longroyde Primary School, William Henry Smith School:

Convenient for schools and local amenities the property is well placed for daily commuting having easy access to Brighouse, Leeds & Manchester, with neighbouring towns on the door step. Within easy reach via the M62 motorway which is only a short drive away. An excellent family home in a good location, this property must be viewed. Please contact the agent to arrange a viewing on 01484 644555!

## ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you and the agent on Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk) We also can offer you a virtual viewing which can be downloaded via the youtub link.

Please ask the agents for the detail.

## EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/4139-2230-0009-0460-1226>

## Council Tax Bands

The council Tax Banding is "C"

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

## Tenure

This property is Freehold.

## 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.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### **BOUNDARIES AND OWNERSHIPS**

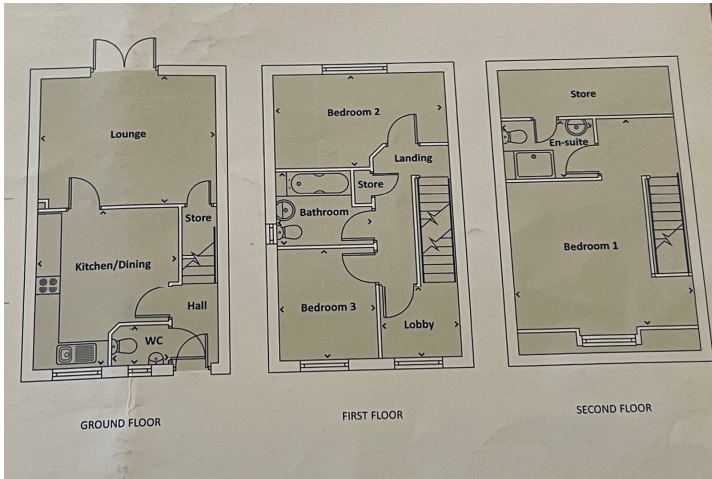
Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### **COPYRIGHT ADM PARTICULARS**

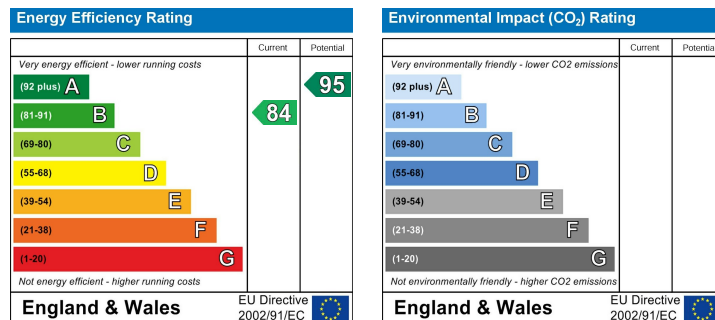
Please Note: Unauthorized reproduction prohibited.



## Floor Plan



## Energy Efficiency Graph



### 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. 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.