Martin Thornton
PLATINUM

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Daisy Road, Woodhouse
Brighouse,

Offers over £450,000

MARTIN THORNTON PLATINUM

This very well-presented four-bedroom detached family home is located in this popular residential area. The property provides generous accommodation and boasts lovely views over the nearby park. It may prove suitable to the expanding family buyer looking to access nearby recommended schooling or a professional couple, with good motorway access. Brighouse Railway Station and the town centre are a short walk away, where there are amenities including shops, bars and restaurants. The accommodation comprises a spacious entrance hall, lounge, contemporary kitchen diner, downstairs WC and utility. On the first floor are four double bedrooms and a contemporary house bathroom. The property has gas-fired central heating and predominantly uPVC double-glazing. Externally, there is a large driveway and an integral double garage. To the side of the property is a lawned garden area and, to the other side, a tiered garden area. There is an enclosed, lawned garden at the rear with a patio, perfect for outdoor entertaining.

Daisy Road, Woodhouse
Brighouse,

Floorplan



Ground Floor
Floor area 87.6 sq.m. (943 sq.ft.)

First Floor
Floor area 62.5 sq.m. (673 sq.ft.)

Total floor area: 150.1 sq.m. (1,616 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Daisy Road, Woodhouse
Brighouse,

Details

Entrance Hall



A composite door with double-glazed inserts and matching uPVC side panel gives access to the spacious entrance hall. This has plenty of room for storing shoes and coats; laminate style flooring, a dado rail, a radiator and a ceiling light point. A uPVC double-glazed window provides light from the front elevation and a staircase leads up to the first floor landing. Access can be gained to the following rooms:

Downstairs WC



This room has a continuation of the laminate style flooring. The white suite comprises a pedestal hand basin with a mixer tap and tiled splashback and a low-level WC. There is a mirrored vanity unit, a chrome ladder style heated towel rail, a ceiling light point and a uPVC double-glazed window to the side elevation.

Kitchen Diner



This room is positioned at the rear of the property, with a large uPVC window overlooking the rear elevation. The kitchen area has a range of high gloss wall and base cupboards, drawers, roll-edge worktops with matching upstands, extending to create a breakfast bar with lighting above. Integrated appliances include a four-ring gas hob with overlying canopy style filter hood, double oven, microwave, Bosch dishwasher, fridge freezer and a one-and-a-half bowl sink unit with a mixer tap. There is a useful storage cupboard, tiled effect flooring and a radiator. The dining room area enjoys a continuation of the tiled effect flooring and has plenty of space for a formal dining table. There is coving to the ceiling, a ceiling rose, a ceiling light point and a set of uPVC French doors providing access to the rear garden. A timber door gives access to the utility room.

Daisy Road, Woodhouse Brighouse,

Details

Utility Room



This room has a continuation of the tiled effect flooring, along with a range of high gloss wall and base cupboards, an inset stainless steel sink unit with twin taps and plumbing for a washing machine. A uPVC door with a glazed panel gives access to the rear elevation. From here, a timber door gives access to the double garage.

Double Garage

The garage has an up-and-over door, plenty of space for storage, power and light. This area is home to the gas central heating boiler.

Living Room



This room is positioned at the front of the property and enjoys lots of natural light via a large uPVC double-glazed window. It is particularly spacious and has coving to the ceiling, a ceiling light point and a radiator. The focal point of the room is an electric fire set to the chimney breast.

First Floor Landing

From the entrance hall, a staircase gives access to the first floor landing, where there is a uPVC window overlooking the front elevation. It has two ceiling light points, access to loft space and a useful storage cupboard, perfect for linen, etc.

Bedroom One



This double bedroom is positioned at the front of the property and enjoys natural light via a uPVC double-glazed window. There is plenty of space for furniture, a ceiling light point, a radiator and access to an en suite bathroom.

En Suite Shower Room



The modern white suite comprises a shower cubicle, home to

a mains fed shower, a pedestal hand basin and a low-level WC. There is a wall hung, mirrored vanity unit, appropriate tiling to the walls, laminate style flooring, an extractor and a chrome ladder style heated towel rail. To the front elevation is a uPVC double-glazed window.

Bedroom Two



This double bedroom is positioned at the rear of the property and enjoys a pleasant outlook over the garden via a large uPVC double-glazed window. It has a ceiling light point and a radiator.

Bedroom Three



This spacious double bedroom is positioned at the front of the property and enjoys natural light via a uPVC double-glazed window. There is plenty of space for furniture, a ceiling light point, a radiator.

Bedroom Four



This double bedroom is positioned at the rear of the property and has a similar outlook to that of bedroom two via a uPVC double-glazed window. There is a ceiling light point, a radiator

House Bathroom



The white suite comprises a panelled bath with twin taps and a contemporary style shower head, a vanity hand basin and a low-level WC with a concealed cistern. There is a wall hung, mirrored vanity unit, appropriate tiling to the walls, laminate style flooring, an extractor and a chrome ladder style heated towel rail. To the rear elevation is a uPVC double-glazed window.

External Details

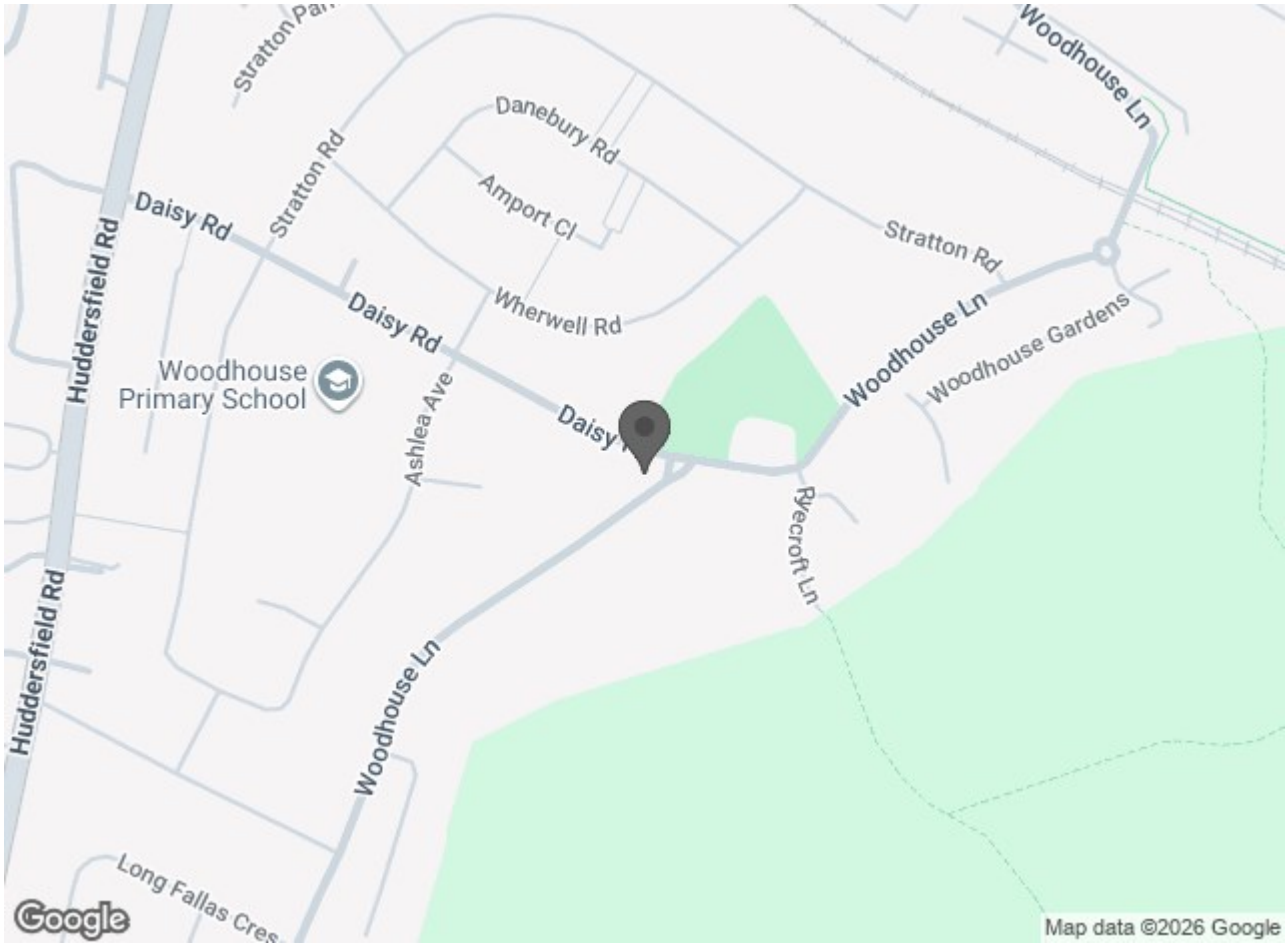
At the front of the property, wrought iron access gates give

access to a block paved driveway with space for several vehicles. On the left-hand side is a walled and lawned garden with mature shrubbery borders. There is a tiered garden area on the right-hand side, with a flagged pathway leading to the vegetable patch. There is an electric car charging point. A timber gate leads to the rear of the property, where there is a flagged patio area, suitable for outdoor entertaining and a lawn with mature shrubbery borders. There is an outside water point and a useful potting shed.

Tenure
The vendor has informed us that the property is Freehold.

Daisy Road, Woodhouse
Brighouse,

Directions



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