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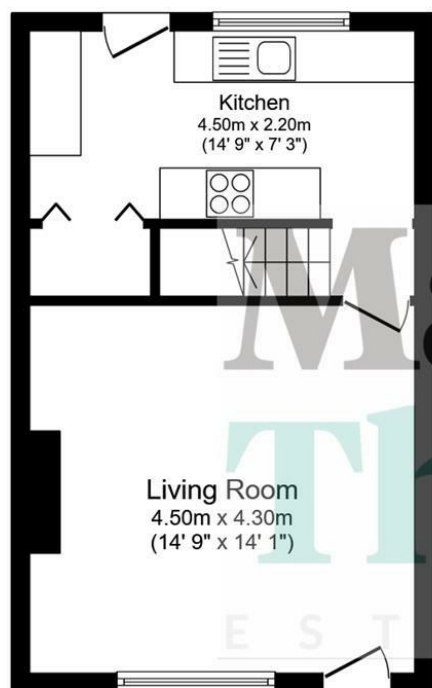
## Halifax Road, Hove Edge Brighouse,

**Offers in the region of  
£175,000**

A well presented two bedroomed stone built end of terrace with a useful attic room, enclosed rear garden and occupying a highly accessible and convenient location for local amenities. The well appointed interior has a light and bright feel in this popular location. The accommodation comprises a good sized lounge/diner, inner lobby and kitchen with integrated appliances on the ground floor. On the first floor are two bedrooms, the larger bedroom with built-in wardrobes, and a bathroom with a white suite. There is a useful attic room, perfect as an informal home office or playroom. There is a gas-fired central heating system and uPVC double glazing. Externally, there is a paved garden with perimeter walling and fencing. Parking is available subject to a nominal annual contribution.

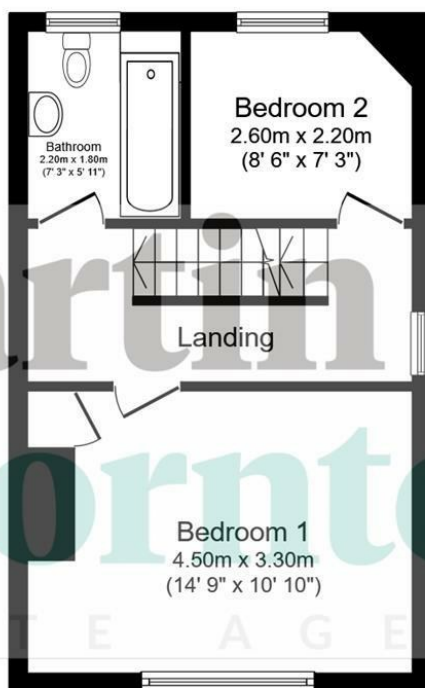
**Halifax Road, Hove Edge  
Brighthouse,**

**Floorplan**



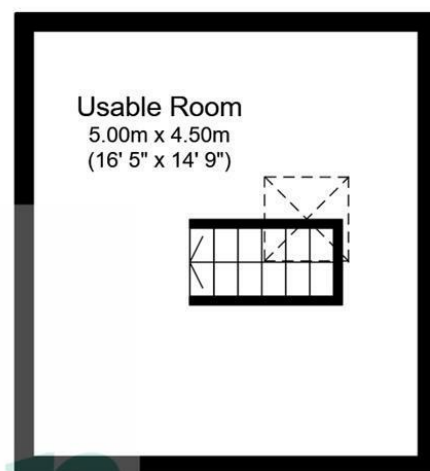
**Ground Floor**

Floor area 33.8 sq.m. (363 sq.ft.)



**First Floor**

Floor area 33.8 sq.m. (363 sq.ft.)



**Second Floor**

Floor area 22.4 sq.m. (241 sq.ft.)

**TOTAL: 89.9 sq.m. (967 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](http://www.Propertybox.io)

# Halifax Road, Hove Edge

## Brighthouse,

### Details



#### Entrance

An external uPVC door with opaque glazed panels gives access to the lounge/diner.

#### Lounge/Diner

This good sized reception room is positioned at the front of the property and has a high ceiling with deep cornice coving and a ceiling rose. There is a timber fire surround with a marble style inlay and hearth, home to an electric fire. The room can accommodate a formal dining table and has a uPVC window and a radiator. A door leads through to an inner lobby.



#### Inner Lobby

This has an opaque side uPVC window along with a radiator and a staircase that rises to the first floor accommodation.

#### Kitchen

This kitchen has an extensive array of fitted units to high and low levels with working surfaces, matching upstands and a one-and-a-half bowl stainless steel sink unit. Integrated appliances include a four-ring gas hob with a canopy style filter hood, oven and microwave, fridge freezer and washer/dryer. Concealed is the boiler for the central heating system. There is ceiling downlighting and a large under stairs storage cupboard, currently housing an additional freezer. The room has two uPVC windows and an external uPVC door.



#### First Floor Landing

From the inner lobby, the staircase rises to the first floor landing where there is a side uPVC window and stairs leading to the top floor attic room.



# Halifax Road, Hove Edge

## Brighthouse,

### Details



#### Bedroom One

This double bedroom is positioned at the front of the property and has built-in wardrobes with storage cupboards above. There is plenty of space for further fitted or freestanding furniture along with a uPVC window and a radiator.



#### Bedroom Two

This single bedroom is positioned at the rear of the property and has a uPVC window and a radiator.



#### Bathroom

The bathroom has a white three-piece suite comprising a panelled bath with curved shower screen and shower fitting over, hand basin and low-level WC. There is tiling to the walls and floor along with ceiling downlighting, an opaque uPVC rear window and an upright chrome ladder-style radiator.



# Halifax Road, Hove Edge

## Brighthouse,

### Details



#### Attic Room

From the landing, the staircase rises to the attic room which is a handy space, be it as a home office or playroom. Our clients have also used it as an informal occasional bedroom. There is a Fakro window within the sloping roofline along with power, downlighting and a radiator.



#### External Details

At the front of the property there is perimeter walling and a level gravelled area ideal for tubs, pots and planters, etc., and a stone flagged pathway leading to the front door. The rear garden is enclosed by perimeter walling and fencing and can be a real sun trap, enjoying a westerly aspect. It has been designed for ease of maintenance, being paved, and has a timber shed, outside water and lighting. The property backs onto the car park of the Church and Bowling Club and our clients have parked here for a number of years, making a nominal annual contribution for their two vehicles.



#### Tenure

The vendors have informed us that the property is freehold and we await further confirmation. 31.05.24.

# Halifax Road, Hove Edge Brighouse, Directions

