

bramleys

For Sale

**42 DAISY ROAD
BRIGHOUSE
HD6 3SX**

RESIDENTIAL SALES

£300,000



- **3 BEDROOM SEMI DETACHED PROPERTY**
- **ENHANCED BY A SINGLE STOREY EXTENSION**
- **STATEMENT LIVING/DINING KITCHEN**
- **SITUATED ON A TREE LINED STREET**
- **POPULAR RESIDENTIAL AREA**
- **IDEAL FAMILY HOME**



Occupying a pleasant position on this tree lined street and enhanced by a single storey extension, is this 3 bedroom semi detached residence. The extension has created a central hub, with an open plan living/dining kitchen which provides a high quality kitchen with quartz working surface, Bi-fold doors giving access to the rear garden and log burner to the living area. Enjoying a separate lounge, together with off road parking for 2 vehicles and a well proportioned, enclosed rear garden. Being particularly suited to the first time buyer or young and growing family, this home is well presented throughout and provides an excellent prospect for those looking to live in the sought after area of Woodhouse in Brighouse. Situated within easy reach of well regarded local schooling, nursery and the M62 motorway network. It also has good access links to the centres of Brighouse, Huddersfield and Bradford. An early internal inspection is highly recommended to appreciate the size and position on offer. Energy Rating: TBA

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through a uPVC double glazed external door into:-

Entrance Hall

Having a central heating radiator and stairs elevating to the first floor. There is also access to a useful understairs storage cupboard.

Lounge

3.63m x 3.48m (11'11" x 11'5")

Enhanced by a timber framed double glazed bay window to the front elevation allowing plenty of natural light into this well proportioned reception room. The main focal point of the room is a gas pebble effect fireplace which is set into a complementary surround and hearth. There is also a central heating radiator and ceiling coving.



Living/Dining Kitchen

A superb room, the dining kitchen has been extended to the rear and now provides an open plan living/dining kitchen. Fitted with a range of solid shaker style wall, drawer and base units with quartz working surface, tiled splashbacks and an undermounted 1½ sink with monobloc mixer tap. There is an integrated dishwasher, washer/dryer and breakfast island. To the dining area there is a set of Bi-fold doors which open this reception space up to the outside. Also having 2 vertical radiators, 2 large roof windows and to the living area there is a log burner set to a tiled surround with timber lintel above.



Cloakroom/WC

Furnished with a 2 piece white suite incorporating a low flush WC and wall hung sink unit with waterfall monobloc tap, tiled splashbacks and a heated towel rail.



FIRST FLOOR:

A spindle rail balustrade staircase rises to the first floor.

Landing

With a uPVC double glazed window to the side elevation and providing access to the loft by way of retractable ladder. The loft is boarded and carpeted and provides useful storage.

Master Bedroom

3.20m max. x 3.61m (10'6" max. x 11'10")

With a uPVC double glazed window to the front elevation, central heating radiator and built-in dressing table with drawers and wardrobes with sliding doors which provide hanging and shelving space.



Bedroom 2

3.25m max. x 2.74m max. (10'8" max. x 9'0" max.)

With a uPVC double glazed window overlooking the rear garden, central heating radiator and built-in wardrobes which provide hanging and shelving space.



Bedroom 3

1.96m max. x 2.72m max. (6'5" max. x 8'11" max.)

With a uPVC double glazed window to the front elevation, central heating radiator and bulk-head storage cupboard.



Bathroom

Furnished with a 3 piece suite incorporating a low flush WC, pedestal wash hand basin and panelled bath with overhead shower. There are tiled splashbacks, uPVC double glazed window to the rear elevation and a heated towel rail.



OUTSIDE:

To the front of the property there is an artificial lawn with mature shrubs, flower bed and adjacent off road parking for 2 vehicles. To the rear the garden is mainly laid to lawn with raised flowerbed areas, patio seating area, fruit trees, a raised decked seating area and is fully enclosed by timber fencing.



COUNCIL TAX BAND:

B

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

VIEWING:

Contact the agents.

MORTGAGES:

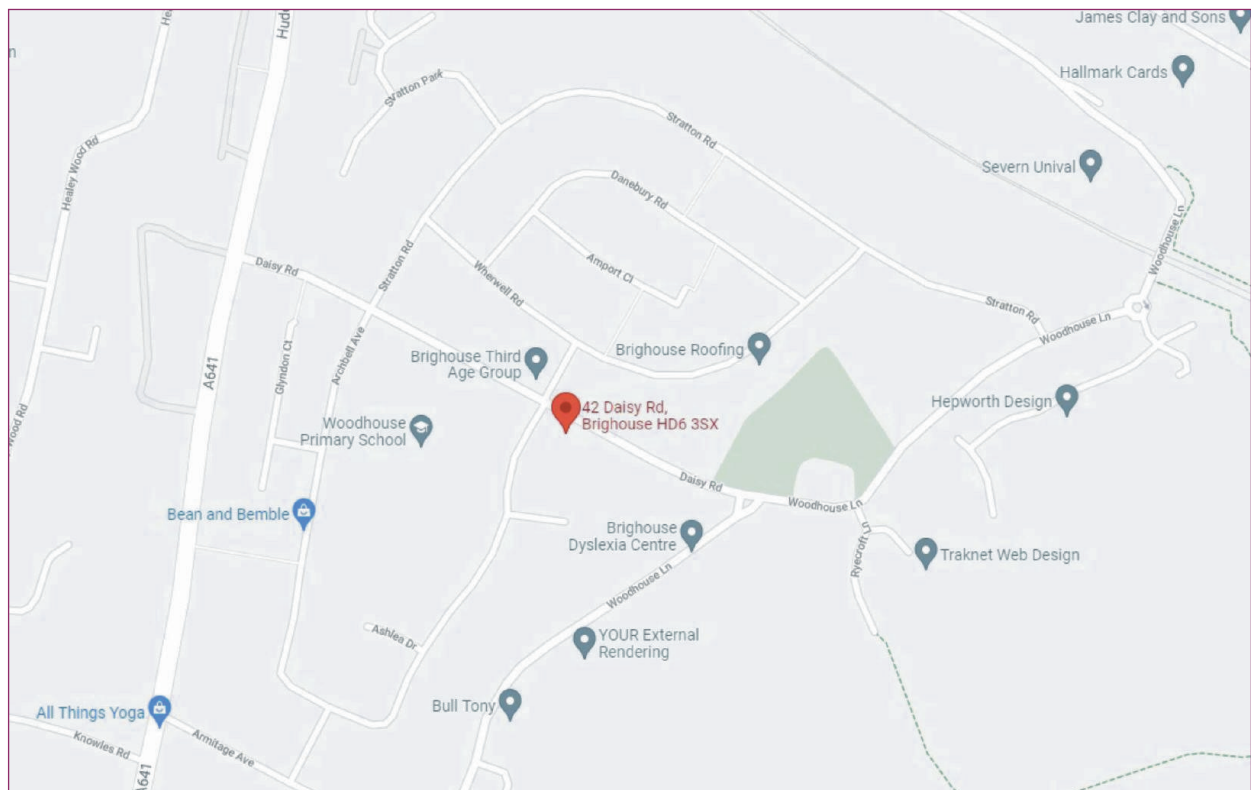
Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ON-LINE CONVEYANCING SERVICES:

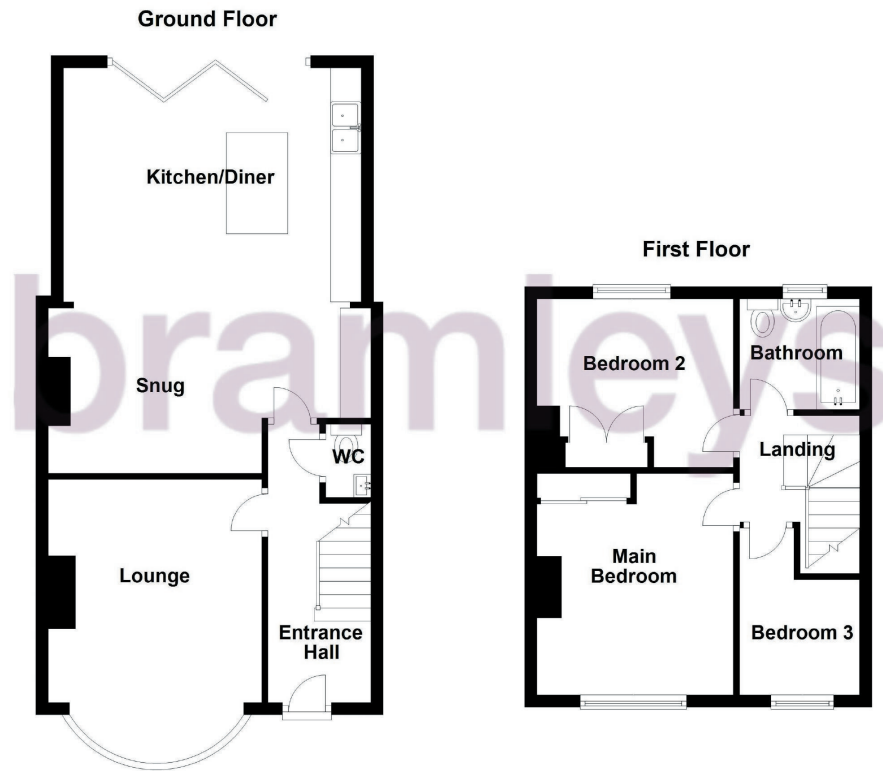
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

DIRECTIONS:

Leave Huddersfield via Bradford Road, proceed through the traffic lights at Hillhouse and Fartown Bar. Proceed straight ahead at the roundabout which passes Asda and at the next roundabout proceed straight ahead into Huddersfield Road (A641). After passing Armitage Avenue on the right hand side, take the next right into Daisy Road and continue for approximately 200 yards. The property can be found on the right hand side of the road, clearly identified by a Bramleys for sale board.







bramleys.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

14 St Georges Square, Huddersfield HD1 1JF
t: 01484 530361 | e: info@bramleys1.co.uk

Suite 2.09 University Business Centre, Piece Mill,
27 Horton Street, Halifax HX1 1QE
t: 01422 260000 | e: halifax@bramleys1.co.uk

12 Victoria Road, Elland HX5 0PU
t: 01422 374811 | e: elland@bramleys1.co.uk

110 Huddersfield Road, Mirfield WF14 8AF
t: 01924 495334 | e: mirfield@bramleys1.co.uk

27 Westgate, Heckmondwike WF16 0HE
t: 01924 412644 | e: heckmondwike@bramleys1.co.uk