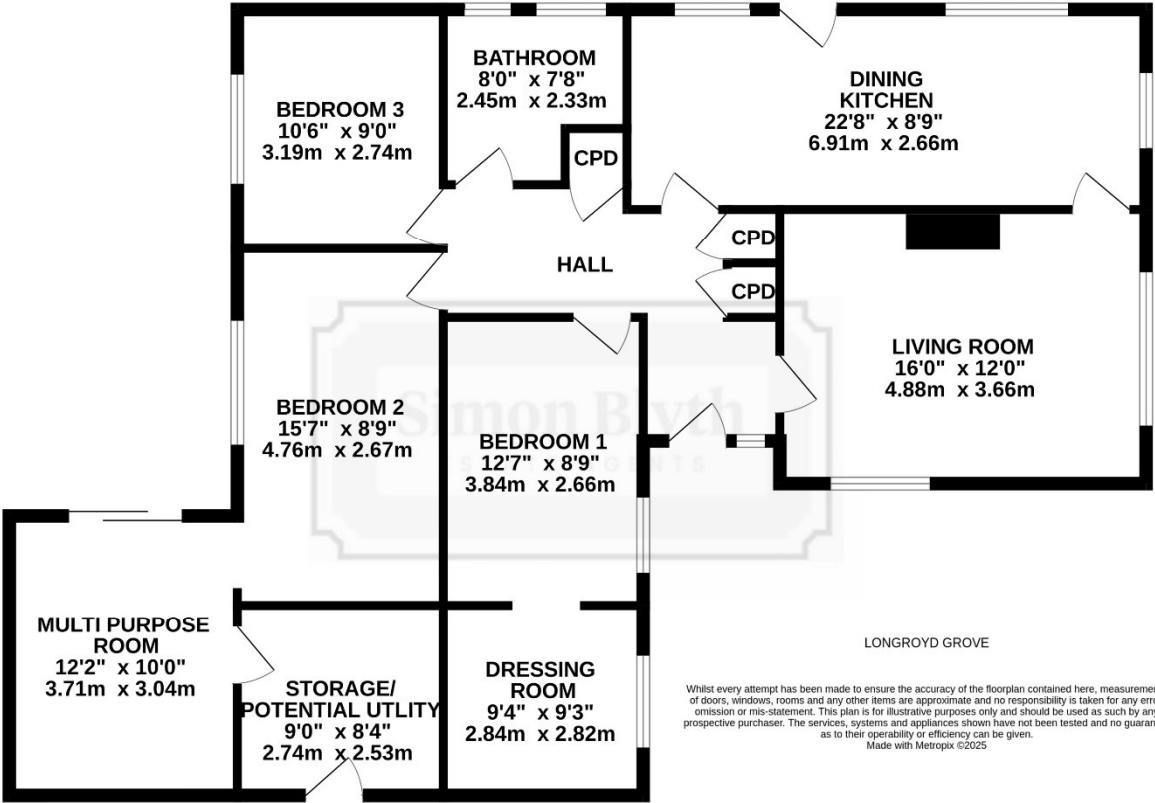




**10 LONGROYDE GROVE, BRIGHOUSE, HD6 3US**







## PROPERTY DESCRIPTION

Situated within a small Cul de sac and occupying a corner plot, a spacious detached three bedroomed true bungalow with attractively presented and well-appointed accommodation.

The bungalow was rewired with certificate in 2025 along with a new kitchen and bathroom in 2024/25. There is pvcu double glazing, gas central heating with boiler replaced in 2023 and accommodation briefly comprising entrance hall, living room, dining kitchen, bathroom, storeroom/utility, master bedroom with dressing room and two further bedrooms one of which has a multipurpose room off with patio doors opening onto the garden, this could be utilised as a study, snug, games room etc.

There is a herringbone block paved drive and further flagged driveway which provides off road parking together with gardens to front side and rear. There are local shops and supermarkets in Brighouse Town Centre, together with a railway station, good schools and accessible for junctions 24/25 of the m62.

**OFFERS AROUND £325,000**

### ENTRANCE HALL

This has Pvcu frosted and leaded stained-glass door with adjacent Pvcu frosted and leaded double-glazed window, there are two ceiling light points, loft access, central heating radiator, cupboard housing a Worcester gas fired combination central heating boiler fitted in 2023, adjacent to this there is a useful storage cupboard and a cloaks cupboard with cloaks rail and shelving. From the hallway access can be gained to the following rooms: -



### LIVING ROOM

*Measurements – 16'0" x 12'0"*

As the dimensions indicate this is a spacious and well-proportioned reception room which has dual aspect, Pvcu double glazed windows which provide plenty of natural light, access to the living room is from the hallway or dining kitchen through timber and bevelled glass doors. There is a ceiling light point, two central heating radiators and as the main focal point of the room housed within the chimney breast there is a coal effect gas fire with marble surround and raised marble hearth.





## DINING KITCHEN

*Measurements – 22'8" x 8'9"*

Another well proportioned room which once again has a dual aspect Pvcu double glazed windows to the front and side elevations, in addition there is a pvcu and frosted double glazed door giving access to the side of the bungalow. There are two ceiling light points, central heating radiator, oak effect laminate flooring and having a range of shaker style base and wall cupboards, pan drawers, contrasting over lying oak effect worktops with inset one and a half bowl single drainer stainless steel sink with chrome mixer tap, four ring stainless steel gas hob with stainless steel extractor hood over, integrated stainless steel electric fan assisted oven and combi oven, housing for fridge freezer, integrated dishwasher and breakfast bar.







## BEDROOM ONE

Measurements- 12'7" x 8'9"

A double room which has pvcu double glazed window, ceiling light point, central heating radiator and to one side a doorway provides access to a dressing room.

## DRESSING ROOM

Measurements- 9'4" X 8'3"

With pvcu double glazed window, ceiling light point, loft access and having fitted floor to ceiling cupboards.





## BEDROOM TWO

Measurements-15'7" x 8'9"

Another good sized double room which has pvcu double glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator and to one side a doorway gives access to a multipurpose room.



### BEDROOM THREE

Measurements- 10'6" x 9'0"

Double room with pvcu double glazed window looking out over the rear garden. There is a ceiling light point and central heating radiator.







### **MULTIPURPOSE ROOM**

*Measurements- 12'2" x 10'0"*

This could be used as a sitting room, study, games room etc and has pvcu double glazed sliding patio doors which provide access to the rear garden. There is a central heating radiator, ceiling light point and to one side a door gives access to a storeroom or potential utility room.

### **STOREROOM**

*Measurements- 8'4" x 9'0"*

This has a pvcu frosted double glazed door giving access to the side of the property there is a ceiling light point and plumbing for automatic washing machine.

## BATHROOM

*Measurements- 8'0" x 7'8"*

With two frosted pvcu double glazed windows, ceiling light point, extractor fan, part tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome mono block tap, low flush wc and panelled bath with glazed shower screen and chrome mixer tap together with chrome shower fitting including fixed shower rose and separate hand spray.





## OUTSIDE

### PARKING

To the left hand side of the bungalow there is a herringbone block paved driveway and further flagged driveway which provides off road parking for four cars.





## GARDENS

These are laid out to three sides. To the front there is a lawn with planted shrubs to the borders. To the far left hand side of the driveway there is a further lawned area with planted trees and shrubs together with an outside cold water tap. A pathway leads across the rear giving access to a flagged patio which can be accessed from the multipurpose room and this has raised borders. To the far side of the property there is a flagged pathway with planted shrubs to the borders and from here there is a door giving access to the dining kitchen.







### **ADDITIONAL INFORMATION**

EPC rating – D

Property tenure – Freehold

Local authority – Calderdale Council

Council tax band – D

Double glazing- The property has pvcu double glazing

Central heating- Property has a gas fired central heating system with a new boiler replaced in 2023.

Wiring- The property was rewired along with a certificate in February 2025.

Kitchen- The kitchen was refitted in March 2025.

Bathroom- This was refitted in December 2024.

Carpets- These were replaced in December 2024.

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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2. None of the main 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 in situ by the vendors.

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Monday to Friday - 8.45 to 17:30

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