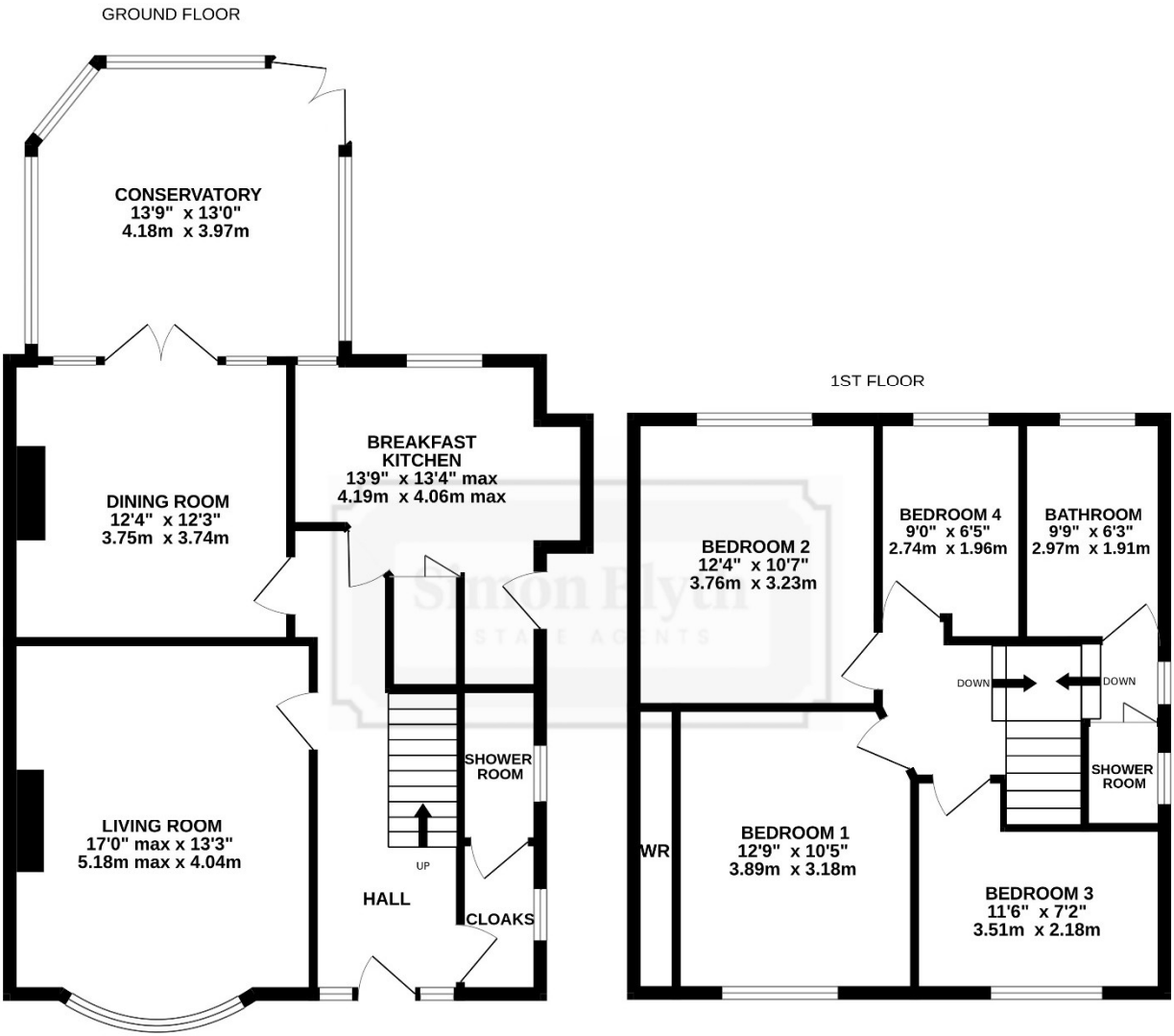




**6 Lyndhurst Grove, Brighouse, HD6 3SD**



LYNDHURST GROVE ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## PROPERTY DESCRIPTION

Available with vacant possession and no onward chain, a lovely stone built semi-circular bay fronted, 4-bedroom semi-detached house occupying generous established gardens along with a wide flagged driveway and detached double garage.

This impressive period home is ideal for a family with well-proportioned and attractively presented living space arranged over 2 floors. There is a gas central heating system, partial uPVC double glazing and briefly comprising to the ground floor, entrance hall, cloakroom with shower room off, living room, dining room, conservatory and breakfast kitchen. First floor, split landing leading to 4 bedrooms, bathroom and shower room.

The property is well placed for good local schools, local farm shop and with excellent shopping facilities in Brighouse, railway station and accessible for junctions 24/25 of the M62.

**Price Offers Around £450,000**

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## Ground Floor

### Entrance Hall

Measurements- 18'3" x 6'6"

This has a timber and frosted glazed door with frosted glazed leaded windows to either side and above, all of which provide this area with natural light, there are two ceiling light points, ceiling coving, central heating radiator and to one side a staircase rises to the first floor with oak newel post and handrail. From the hallway access can be gained to the following rooms: -



### Cloak Room

Measurements- 5'5" x 3'4"

With a leaded and frosted and glazed window, ceiling light point, cloaks rails and chrome ladder style heated towel rail. From here a door gives access to a shower room.

### Shower room

Measurements- 6'4" x 3'4"

With a frosted and leaded glazed window, inset LED downlighters, extractor fan, tiled floor and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c and shower cubicle with sliding door and Mira sport electric shower fitting.

## Living Room

*Measurements- 17'0" into bay x 13'3"*

A generously proportioned principal reception room with a walk-in semi-circular bay with uPVC and leaded double-glazed windows looking out over the front garden. There is a ceiling light point, ceiling coving, three wall light points, two central heating radiators and as the main focal point of the room there is a random stone fireplace which is home to a coal effect electric fire which rests on a random stone hearth.



## Dining Room

Measurements- 12'4" x 12'3"

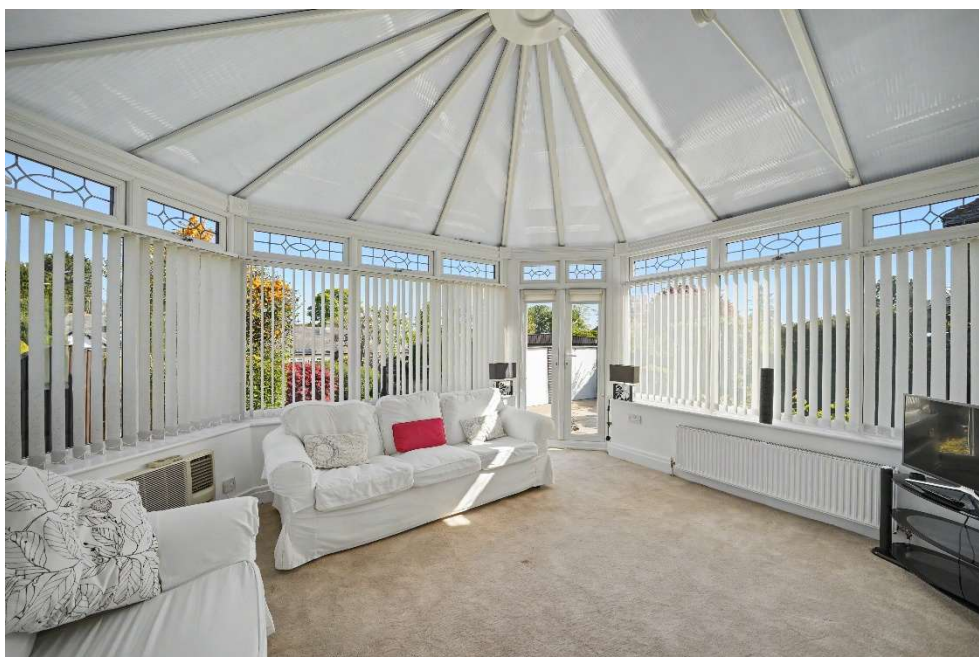
This has a ceiling light point, ceiling coving, three wall light points, central heating radiator and housed within the chimney breast there is a coal effect electric fire which rests on a quarry tiled hearth. To the rear elevation there are uPVC double glazed windows with central French doors which open into the conservatory.



## Conservatory

Measurements- 13'9" x 13'0"

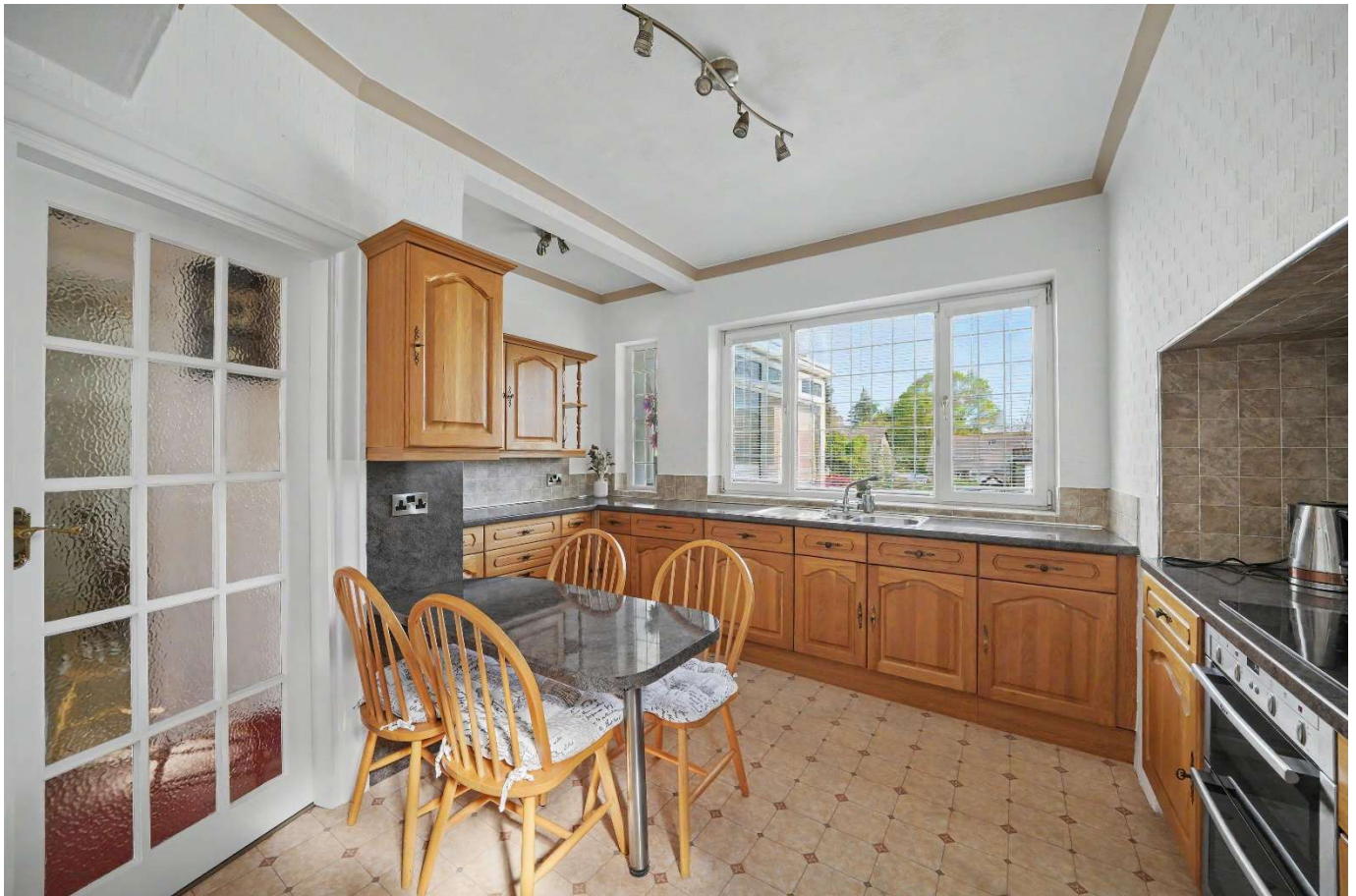
With uPVC double glazed windows and French doors, three wall light points, two central heating radiators and an air conditioning unit blowing warm or cold air.



## Breakfast Kitchen

Measurements- 13'4" maximum x 13'9" maximum

This is situated adjacent to the dining room and has two uPVC double glazed windows to the rear elevation, uPVC and frosted double glazed stable style door giving access to the driveway, two ceiling light points, ceiling coving, central heating radiator, useful storage cupboard beneath the stairs. The kitchen is fitted with a range of light oak faced base and wall cupboards with leaded and glazed display cupboard, drawers, pan drawer, contrasting overlying worktops with tiled splashbacks, breakfast bar, inset one and half bowl single drainer stainless steel sink with chrome mixer tap, integrated fridge, integrated dishwasher, stoves four ring halogen hob with Neff electric double oven beneath, kick space heater and concealed lighting beneath the wall cupboards.



## First Floor

Three Quarter landing with a split staircase. The landing has a ceiling light point, frosted leaded stained-glass window and central heating radiator.

## Bedroom One

*Measurements- 12'9" x 10'5" measured to wardrobes*

With leaded and glazed windows looking over the front garden, central heating radiator, ceiling light point, ceiling coving, loft access and fitted furniture including floor to ceiling wardrobes, cupboards and dressing table with drawers beneath.



## Bedroom Two

Measurements- 12'4" x 10'7"

With uPVC and leaded double-glazed windows looking out over the rear garden, there is a ceiling light point, ceiling coving, central heating radiator and chimney breast.



## Bedroom Three

Measurements- 11'6" x 7'2"

This is situated adjacent to bedroom one and has a leaded and glazed window looking out over the front garden, ceiling light point, ceiling coving and central heating radiator.



## Bedroom Four

Measurements- 9'0" x 6'5"

With a uPVC and leaded double-glazed window looking out over the rear garden, there is a ceiling light point, ceiling coving, central heating radiator and fitted cabin bed with storage beneath and book shelving above.



## Bathroom

Measurements- 9'9" x 6'3"

With a ceiling light point, ceiling coving, frosted uPVC double glazed window, ladder style heated towel rail, central heating radiator, shaver socket and fitted with a suite comprising vanity unit incorporating wash basin, Bidet, low flush w.c with concealed cistern and panelled bath with mixer tap incorporating hand spray.



## Shower Room

Measurements- 4'6" x 3'5"

With inset LED downlighters, extractor fan, leaded and glazed window, floor to ceiling tiled walls, tiled floor and fitted with a corner shower cubicle with chrome shower fitting.

## **Outside Parking**

To the right-hand side of the property there is a wide flagged driveway which provides off-road parking for a number of cars as well as giving access to a detached double garage.

## **Double Garage**

*Measurements- 20'0" x 16'4"*

With two up and over doors, uPVC double glazed windows to side and rear elevations and a timber and bevelled glass courtesy door. There are four ceiling light points and a power point.

## **Gardens**

To the front of the property there is a rockery with planted trees, flowers and shrubs together with a random stone flagged pathway. To the right-hand side of the driveway there are planted beds with trees, flowers and shrubs. The rear garden has a flagged patio and adjacent to the double garage there is a lawned garden with planted trees, flowers and shrubs to the borders with a short flight of steps down to a stone crazy paved flagged area with central ornamental pond which once again bordered by flowers and shrubs and to the rear of the double garage there is a larger level lawned garden with a greenhouse, timber and glazed summer house, planted trees, flowers and shrubs.





### **ADDITIONAL INFORMATION**

Central heating- The property has a gas central heating system

Double glazing- The property has partial uPVC double glazing

Tenure- Freehold

Council Tax Band- D

Directions- Using satellite navigation enter the postcode HD6 3SD

### **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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1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
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.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

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Monday to Friday - 8.45 to 17:30

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Sunday - 11:00 to 14:00

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