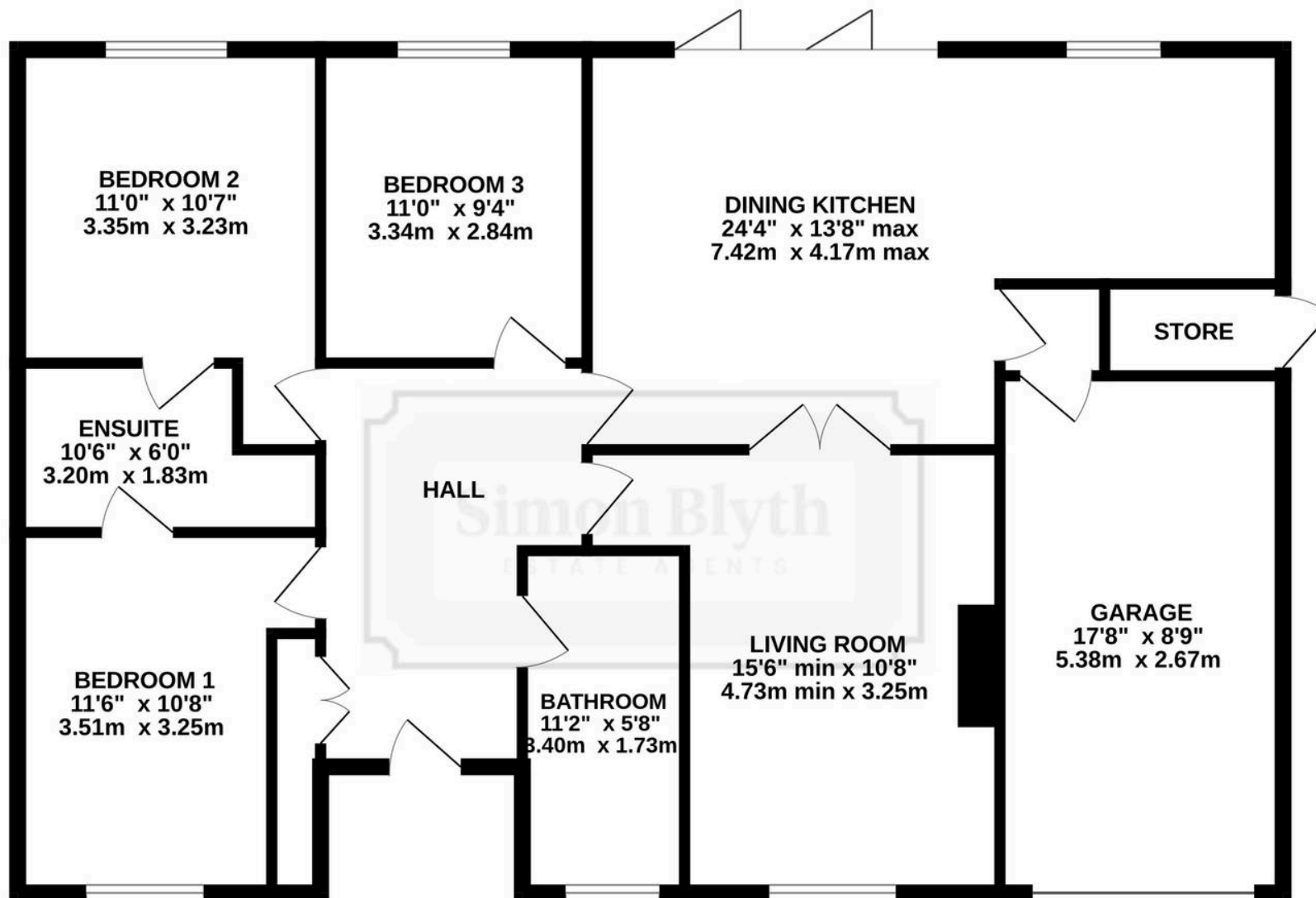




9 Knowles Road, Brighouse

Offers in Region of £565,000





KNOWLES 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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## 9 Knowles Road

### Brighouse

A detailed inspection is essential to appreciate this three bedroom detached stone built true bungalow, located within a desirable and well regarded residential area of similar high calibre homes and having been subject to a detailed programme of modernisation and refurbishment to create a beautifully appointed turn key home with a stunning interior.

A detailed schedule of works undertaken by the current owners can be found within the sales particulars.

The bungalow has off road parking at the front along with an integral garage with electric door approached through a feature arch. Adjacent to the garage a further arch leads to a covered entrance giving access to :- entrance hall, living room, fitted dining kitchen with bi fold door to the rear garden, three bedrooms (two sharing a jack and jill en-suite) and family bathroom. There is a gas central heating system, pvcu double glazing, solar panels and security alarm.

The property is well placed for local schools, railway station, M62 and local shopping facilities including four supermarkets in Brighouse.

Council Tax band: E

Tenure: Freehold

EPC: D

- Beautifully appointed detached true bungalow

- Ideal for a family or downsizers

**Simon Blyth**  
AGENTS





### Entrance Hall

16' 0" x 9' 4" (4.88m x 2.84m)

This is approached through a composite panelled and frosted double glazed door, there are two ceiling lights, fitted carpet, central heating radiator and with twin oak veneered doors providing access to a cloaks cupboard with cloaks rail. From the hallway access can be gained to the following rooms:-

### Dining Kitchen

24' 4" x 13' 8" (7.42m x 4.17m)

As the dimensions indicate this is a generously proportioned room situated to the rear of the bungalow and enjoying a pleasant aspect over a southerly facing garden through a pvcu double glazed window and powder coated aluminium bi fold doors, there are inset LED downlighters, ceiling light over the dining section, two wall lights, two central heating radiators, Amtico flooring and fitted with a range of ivory gloss base and wall cupboards, drawers, pan drawer, overlying quartz worktops with matching splashbacks which extend to form a breakfast bar, inset Blanco double sink with chrome mixer tap, Bosch four ring halogen hob with stainless steel and curved glass extractor hood over, Lamona stainless steel fan assisted oven, stainless steel microwave, Samsung integrated fridge and freezer, integrated Lamona slimline dishwasher and carousel unit. From the dining kitchen twin oak veneered and glazed doors provide access to the living room.





### **Living Room**

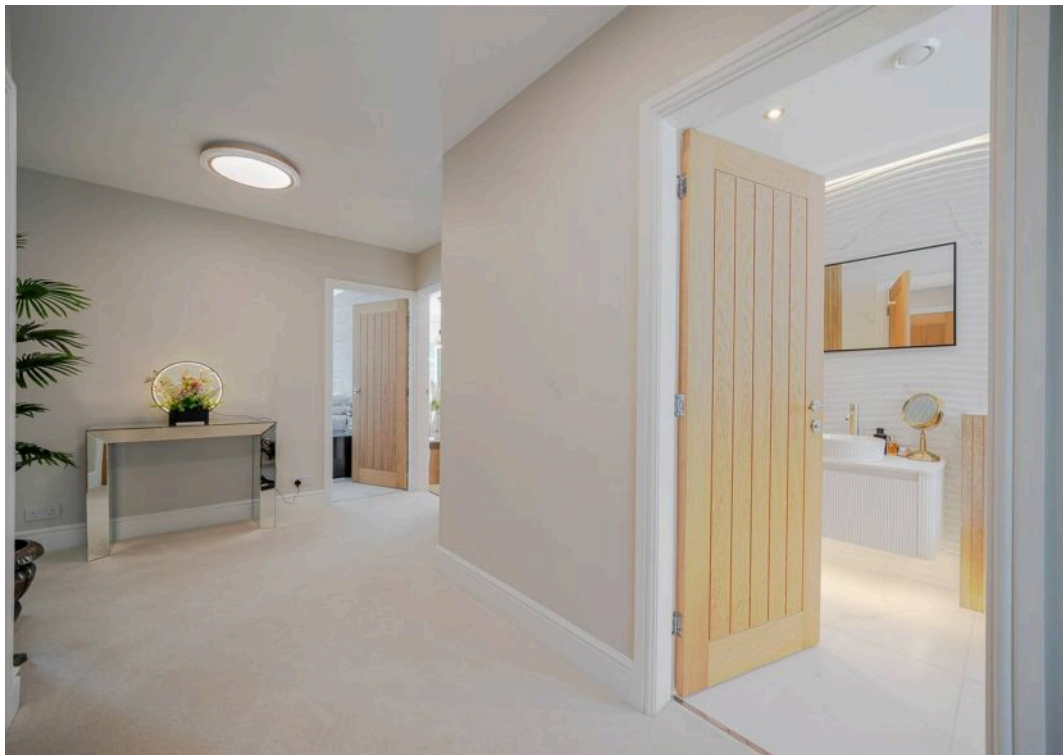
15' 6" x 10' 8" (4.72m x 3.25m)

This has a bank of pvcu double glazed mullioned windows looking out to the front, there are four wall lights, central heating radiator, fitted carpet and chimney breast with double power point within, concealed lighting and a quartz hearth. The living room can be approached from either the dining kitchen or main entrance hall.

### **Garage**

This is approached from the dining kitchen via a oak veneered fire door, there is Amtico flooring and a further further oak veneered fire door opening directly into the garage.









### **Bedroom One**

11' 6" x 10' 8" (3.51m x 3.25m)

A double room situated to the front of the bungalow and having a bank of pvcu double glazed mullioned windows, there is a ceiling light, fitted carpet, two wall lights and a central heating radiator. To one side a door gives access to a jack and jill en-suite shower room.

### **En-suite Shower Room**

10' 6" x 6' 0" (3.20m x 1.83m)

With inset LED downlighters, extractor fan, low level automated light, floor to ceiling tiled walls, tiled floor with underfloor heating, heated towel and fitted with a suite comprising wall hung vanity unit mounted with a circular hand wash basin with monobloc tap, wall mounted toothbrush charger, low flush w.c. with concealed cistern and large walk in shower with glazed panels and timber effect panelling, there is concealed LED lighting and shower fitting including fixed shower rose and separate hand spray.



### **Bedroom Two**

11' 0" x 10' 7" (3.35m x 3.23m)

A double room with pvcu double glazed windows looking out over the southerly facing rear garden, there is a ceiling light, central heating radiator, fitted carpet and two wall lights.



### Bedroom Three

11' 0" x 9' 4" (3.35m x 2.84m)

This is situated adjacent to bedroom two and once again is a double room which has a pvcu double glazed window looking out over the southerly facing rear garden. There is a ceiling light, central heating radiator, fitted carpet and loft access.

### Bathroom

11' 2" x 5' 8" (3.40m x 1.73m)

With a frosted pvcu double glazed mullioned window, there are inset LED downlighters, extractor fan, concealed LED lighting, floor to ceiling tiled walls, tiled floor with underfloor heating, heated towel rail and fitted with a four piece suite comprising fluted bath with low level LED lighting and monobloc tap, wall hung vanity unit mounted with a circular hand wash basin with a free standing monobloc tap and a movement sensor light beneath together with a back lit mirror above, low flush w.c. with concealed cistern and large walk in shower with glazed side panel, timber effect tiling with tiled floor and having a fixed shower rose, separate hand spray and fitted seat.





## GARDEN

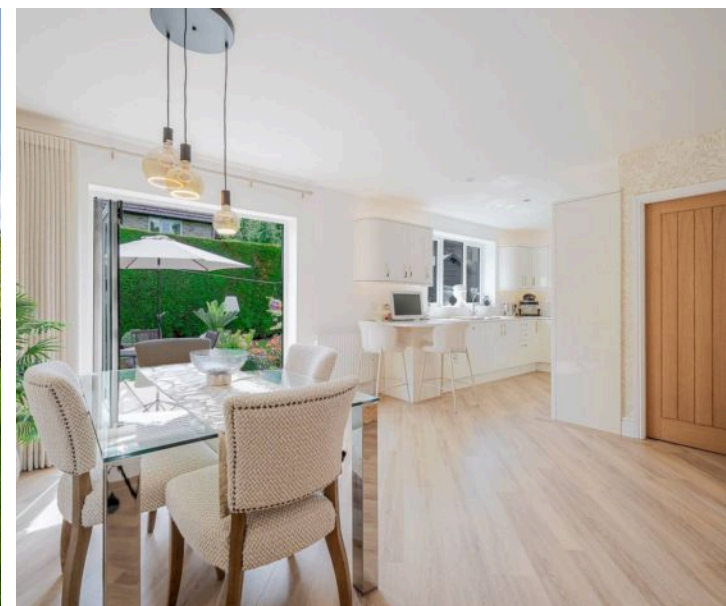
To the front of the property there is a level garden area beyond the block paved driveway which could be lawned or could provide further off road parking if required and this area offers a good degree of privacy from the road screened by trees and conifers. To the right hand side of the bungalow there is a timber hand gate which opens onto a flagged pathway where there is a composite door that gives access to a small store room with ceiling light and power. The rear garden enjoys a southerly aspect and has an outside cold water tap, flagged pathway and patio with the patio accessed directly from the bi fold doors in the dining kitchen. There is a lawn, timber and glazed garden shed, external lighting and bordered by a bank of conifers across the rear elevation which provide privacy.

## Driveway

There is a herringbone block paved driveway which provides off road parking and this extends across a section of the bungalow as well as providing access an integral single garage.

## Garage

The garage is 17'8" x 8'9" this is currently utilised as storage/utility space and is approached through an electric sectional door, there is a screed floor, three ceiling lights, plumbing for three automatic washing machines, central heating radiator, wall mounted Ideal gas fired central heating boiler with a 12 year guarantee installed 2024, there is a cold water tap and having fitted base cupboard with overlying worktop, inset single drainer stainless steel sink with chrome mixer tap and the hot water is controlled from an electric water heater which takes advantage of the free electricity generated from the solar panels.









### **Additional Details**

**The property has a gas central heating system along with solar panels producing a healthy income. Tenure is Freehold, Council Tax band is E.**

#### **List of works undertaken since 2024**

**New roof. Pvcu double glazed windows with double laminated glass and Fensa certificate, internal and external doors. New central heating system with 12 year warranty for the boiler. Alarm system. Part re-wire with certificate. Carpets, curtains, blinds and light fittings and Amtico flooring to the kitchen. New bathroom and en-suite with comfort height toilets. New Horman electric sectional garage door. Outdoor lighting.**

**VIEWING** For an appointment to view, please contact the Huddersfield Office on 01484 651878.

**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) **COPYRIGHT** Unauthorised reproduction prohibited. **FREE VALUATIONS** If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service. **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008** Simon Blyth 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 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 FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY. MAILING LIST** Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list. **MORTGAGE ADVICE** Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available. Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

**OFFICE OPENING TIMES 7 DAYS A WEEK** Monday to Friday – 8:45 am to 5:30 pm Saturday – 9:00 am – 4:00 pm Sunday – 11:00 am – 2:00 pm





## Simon Blyth Estate Agents

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