



**19 Mayster Grove, Brighouse**  
Brighouse

Offers in Region of **£189,950**





## 19 Mayster Grove

Brighthouse, Brighthouse

Available with vacant possession and no onward chain is this appealing semi-detached true bungalow, located within a popular and established residential area with local shopping facilities available in Brighthouse Town Centre.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Semi-detached bungalow
- Off street parking and garage
- Two bedrooms
- Gardens to front and rear



### **ENTRANCE HALL**

This is L shaped and has a composite panelled and frosted double glazed door with frosted PVCU double glazed window over, two wall light points, central heating radiator and loft access with retractable aluminium ladder leading to a generous open roof space with further potential. From the hallway access can be gained to the following rooms: -

### **LIVING/ DINING**

16' 7" x 10' 9" (5.06m x 3.28m)

This house has a large PVCU double glazed window looking out over the front garden, there is ceiling coving, three wall light points, two central heating radiators and as the main focal point of the room, there is a feature fireplace with polished timber surround, conglomerate marble inset and home to a coal effect gas fire which rests on a conglomerate marble hearth.

### **KITCHEN**

9' 7" x 8' 4" (2.92m x 2.54m)

This is situated adjacent to the living room and has a PVCU double glazed window looking out over the front garden, there is a ceiling light point, central heating radiator, chimney breast, laminate flooring and fitting with a range of wall and base cupboards, draws, worktops with tile-splashbacks, four ring gas hob with extractor hood over and electric oven beneath, with under counter space for washing machine and fridge.

### **BEDROOM ONE**

11' 0" x 10' 8" (3.35m x 3.25m)

This is fitted with a PVCU double glazed window, ceiling light point, central heating radiator and wardrobes.

### **BEDROOM TWO**

8' 4" x 8' 2" (2.54m x 2.49m)

This is fitted with PVCU double glazed window, ceiling light point and central heating radiator.

### **BATHROOM**

6' 4" x 5' 4" (1.93m x 1.63m)

This is fitted with a frosted PVCU double glazed



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## BATHROOM

6' 4" x 5' 4" (1.93m x 1.63m)

This is fitted with a frosted PVCU double glazed window, ceiling light point, floor to ceiling tiled walls, central heating radiator and fitted with a suite comprising





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## GARDEN

To the front of the property there is a shaped lawned garden with planted trees, flowers and shrubs to the borders together with a stone flagged area spanning the width of the bungalow. To the rear there is a westerly facing garden which includes flagged patio adjacent to the conservatory with a short flight of steps rising to a gently sloping lawned garden which is bordered by trees, flowers and shrubs.

## DRIVEWAY

2 Parking Spaces

The property is approached through twin wrought iron gates onto a driveway which leads down the right-hand side of the property where there is an outside cold-water tap, and this leads to a detached garage.

## GARAGE

Single Garage

Measurements-17'8" x 8'4" This has windows to the side elevation, up and over door and light and power.





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## Simon Blyth Estate Agents

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