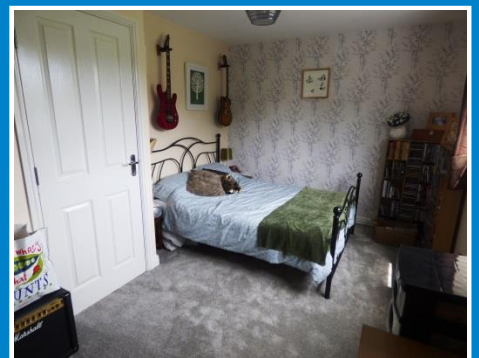
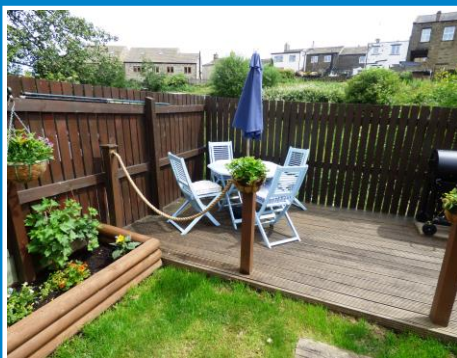




14 Sage Grove, Brighouse HD6 3QF

£190,000



17a Wakefield Road, Hipperholme. Halifax. HX3 8AA
01422 415776 / 01484 530054

SW
PROPERTY



£190,000

Beautifully presented throughout, this 3 double bed end town house is situated on a popular residential development in this well regarded area, with easy access to the nearby towns of Brighouse, Huddersfield & Elland, the M62 motorway also being only a few minutes drive away. Having a well kept enclosed garden to the rear and 2 parking spaces, the accommodation is laid out over 3 floors and briefly comprises; Entrance hall, GF cloaks/wc, kitchen, lounge/diner. To the first floor there are 2 double bedrooms and bathroom, whilst to the 2nd floor is an extremely spacious master bedroom. An ideal home for the young and growing family, this property must be viewed internally to be fully appreciated.



Entrance Hallway

External door through to the hall providing access to the ground floor accommodation, wall mounted radiator and stairs to first floor.

Clockroom/w.c

Of good proportions and incorporating a two piece suite comprising hand wash basin and low flush toilet, also a wall mounted radiator and extractor fan.

Kitchen 10' 2" x 6' 5" (3.10m x 1.95m)

A modern fitted kitchen with a good range of wall and base units with laminate work tops, inset stainless steel sink unit and side drainer, contemporary tiled splash backs, and plumbing for washing machine, the split level cooker includes a gas hob and electric oven with extractor hood over. Being fully tiled to the floor there is a wall mounted radiator and double glazed window to the front aspect.

Lounge/Diner 17' 1" x 13' 7" (5.20m x 4.14m) Maximum Measurements

A spacious well presented living room which features an electric fire set in a modern surround. A rear box bay with double glazed windows and French doors provides ample light and leads out to the lovely garden with pleasant aspect of shrubs and trees beyond. There is a large walk in under stairs storage cupboard, a wall mounted radiator and coving to the ceiling.

First Floor Landing

A staircase rises from the entrance hallway to the first floor landing, where there is access to all first floor rooms, a further staircase rises to the second floor.

Bedroom 2 13' 6" x 9' 5" (4.11m x 2.87m) Maximum Measurements

A good sized double bedroom, well presented and situated to the rear of the property with wall mounted radiator and double glazed window enjoying the pleasant aspect over the rear garden and beyond.

Bathroom/w.c

Tastefully presented and incorporating a three piece suite comprising panelled bath with shower over, low flush toilet and pedestal wash basin. Being fully tiled to the floor and part tiled to the walls, there is a wall mounted radiator and double glazed window to the side.

Bedroom 3 13' 7" x 9' 2" (4.14m x 2.79m) Maximum Measurements

Another double bedroom, again being tastefully decorated. There are 2 double glazed windows to the front aspect and a wall mounted radiator.

Second Floor Landing

Having a most useful large cupboard with hanging rail and storage.

Master bedroom 24' 4" x 9' 9" (7.41m x 2.97m) Maximum Measurements

Being the whole depth of the house, this most spacious and well presented room has two wall mounted radiators, a useful storage cupboard, a double glazed window to the front aspect and a velux window to the rear.

Front garden

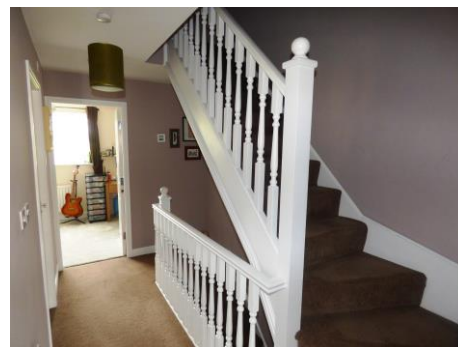
To the front of the property is a small flowered garden frontage, a storage cupboard is situated next to the main door which is ideal to store garden equipment etc.

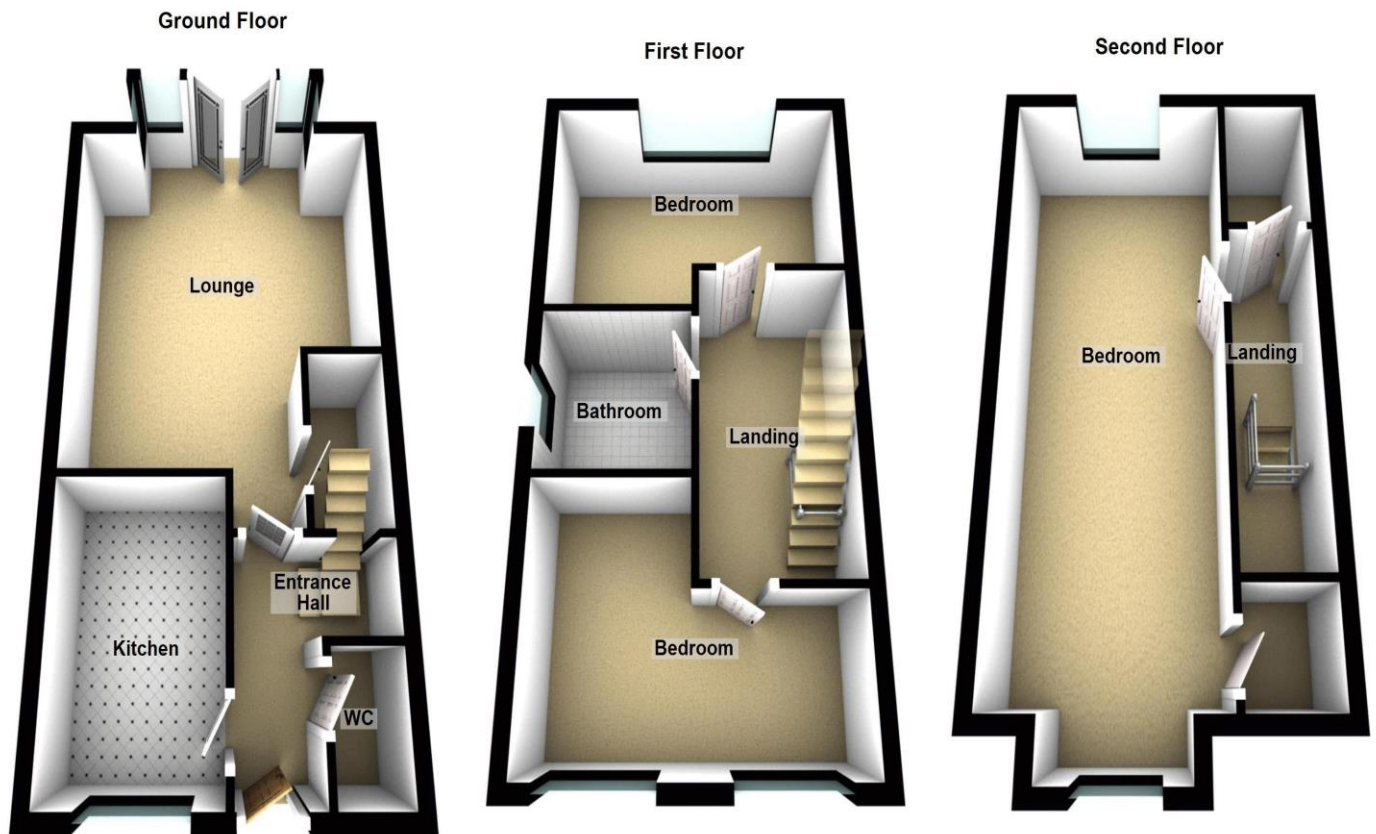
Rear Garden

To the rear is an attractive enclosed garden with lawn and side border containing plants and shrubs. A pathway across the lawn leads to a decked area which is ideal for relaxation & entertaining..

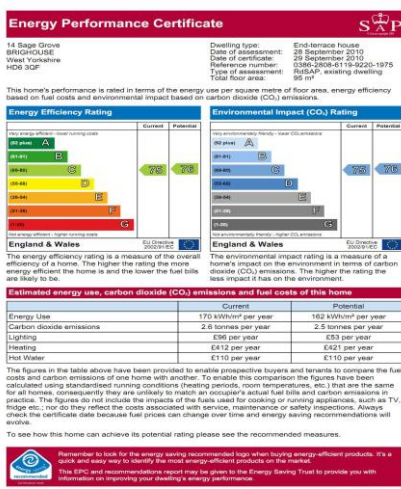
Parking

To the side of the property is parking for two cars.





To be used for illustration purposes only.
Plan produced using PlanUp.



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