



Prospect Way, BRIGHOUSE, HD6 4FF

welcome to

Prospect Way, BRIGHOUSE

****Guide Price £325,000 - £350,000**** A well-presented five bedroom town house set in a popular residential location, offering spacious and flexible living accommodation. Benefiting from a driveway providing off-road parking for two vehicles and private rear garden, this property is ideal for families



Entrance Hall

The entrance hall comprises of vinyl flooring, ceiling light points, composite door, Storage and central heating radiator.

Bedroom Five

16' 2" x 9' 5" (4.93m x 2.87m)

Bedroom five comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Bedroom Four

12' x 9' 11" (3.66m x 3.02m)

Bedroom four comprises of carpet flooring, ceiling light point, gas central heating radiator, French door to the rear elevation, UPVC double glazed window to the rear elevation.

En-Suite

The En-suite comprises of vinyl flooring, ceiling light point, gas central heating radiator, pedestal wash basin, walk in shower, low level W/c, UPVC frosted double glazed window to the rear elevation.

Utility Room

7' 10" x 3' 9" (2.39m x 1.14m)

The utility room comprises of vinyl flooring, ceiling light point, central heating radiator, matching wall and base units, wash basin, plumbing for a washer and space for an under counter dryer.

Landing

The landing comprises of carpet flooring and ceiling light point and provides access to upstairs and downstairs.

Lounge

16' 2" x 12' 10" (4.93m x 3.91m)

The lounge comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed windows.

Kitchen

16' 1" x 10' 1" (4.90m x 3.07m)

The kitchen comprises of laminate click flooring, ceiling spotlights, gas central heating radiator, matching wall and base units with work top over, integrated dishwasher, range cooker, modern combination boiler is housed within the kitchen units, French door to the rear, and UPVC double glazed window to the rear elevation.

Master Bedroom

12' 11" x 10' 4" (3.94m x 3.15m)

Master bedroom comprises of carpet flooring, ceiling light point, gas central heating radiator, walk in wardrobe with storage, UPVC double glazed windows to the front elevation.

En-Suite

The En-suite comprises of vinyl flooring, ceiling light point, pedestal wash basin, fitted shower, low level W/c.

Bedroom Two

10' 2" x 8' 8" (3.10m x 2.64m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, access to the main bathroom, and UPVC double glazed window to the rear elevation.

Bedroom Three

10' 2" x 7' 3" (3.10m x 2.21m)

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

Main Bathroom

The bathroom comprises of vinyl flooring, party tiled walls, ceiling light point, fitted vanity unit with wash basin, low level W/c, panelled bath with mixer shower over the bath and shower screen. The bathroom is a Jack and Jill bathroom to bedroom two.

Externally

Externally the property benefits from tarmacked driveway to the front providing off-road parking for 2 vehicles. The rear garden has been landscaped with multiple levels. The first level has a paved patio area with UPVC French doors leading to bedroom 4. The second level has a decked area, and the third level has a paved and lawned area with a raised decked area with UPVC French doors leading to the kitchen.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Prospect Way, BRIGHOUSE

- **Guide Price £325,000 - £350,000**
- WELL-PRESENTED FAMILY FIVE BEDROOM TOWN HOUSE IN A POPULAR RESIDENTIAL LOCATION
- DRIVEWAY WITH OFF ROAD PARKING FOR 2 VEHICLES
- PRIVATE REAR GARDEN, IDEAL FOR OUTDOOR ENTERTAINING AND FAMILY USE
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX115362 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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