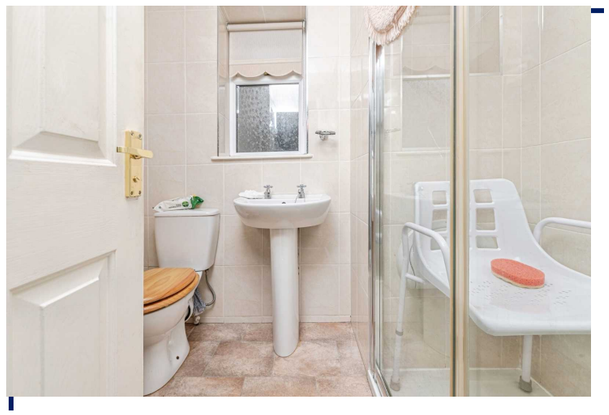
















Orchard Way, Brighouse, West Yorkshire, HD6

Offers in the region of:
£230,000 Freehold

Reeds Rains

reedsrains.co.uk

Orchard Way, Brighouse, West Yorkshire, HD6

Offers in the region of: £230,000 Freehold

Council Tax Band: C
EPC Rating: TBC

A SPACIOUS, EXTENDED 2 bedroom SEMI DETACHED TRUE BUNGALOW, which enjoys a pleasant CUL-DE-SAC POSITION, standing amongst similar type bungalows in this POPULAR and CONVENIENT RESIDENTIAL LOCATION and available with NO VENDOR CHAIN and IMMEDIATE VACANT POSSESSION.

Property Dexcription
An early viewing is strongly advised on this VERY SPACIOUS 2 double bedroom SEMI DETACHED TRUE BUNGALOW which enjoys a tucked away location yet remains convenient for the numerous amenities close to hand. The property enjoys AMPLE PARKING, with a FULL LENGTH DRIVEWAY and DETACHED GARAGE and includes GARDENS TO THE FRONT and REAR. Fitted with GAS FIRED C/H and uPVC D/G and briefly comprising: Ent.Hall, Kitchen/Diner, Living Room, 2 Bedrooms and Shower Room/WC.

Ground Floor

Entrance Hall
A side Entrance Hallway provides access to all rooms and includes a Composite entrance door, a useful recessed Cloaks Cupboard and additional Airing Cupboard and access to the roofspace.

Kitchen/Diner
17ft 5ins x 10ft 7ins
Having been extended from the original design, this very good sized open plan KITCHEN/DINER is fitted with a selection of base and wall units with a working area incorporating a stainless steel sink and drainer with mixer taps above. Including an integrated oven, 4 ring stainless steel hob and extractor over, plumbing for an automatic washing machine, central heating boiler, a double radiator and a uPVC double glazed window.

Living Room
13ft 1in x 11ft 7ins
Fitted with an electric fire set on a marble hearth with matching back and timer surround, a single radiator and a uPVC double glazed window.

Bedroom 1
11ft 8ins x 10ft 7ins
Positioned to the rear of the bungalow, this double bedroom includes fitted wardrobes, a double radiator and a uPVC double glazed window.

Bedroom 2
9ft 8ins x 9ft 1in
Positioned to the front of the bungalow, this double bedroom includes fitted wardrobes, a double radiator and a uPVC double glazed window.

Shower Room
6ft 11inx 5ft 4ins
Fitted with a modern white three piece suite comprising double Shower cubicle, low flush WC, pedestal wash basin, ceramic wall tiling, a chrome heated towel rail and a uPVC double glazed window.

Outside
The front garden is mainly pebbled with flowerbeds. A full length driveway extends to the side and provides ample off-road parking and access to a Single Detached Garage (with power and lighting). An enclosed paved garden with flowerbed borders extends to the rear.

Tenure & Council Tax Band
Freehold
Council Tax Band - C

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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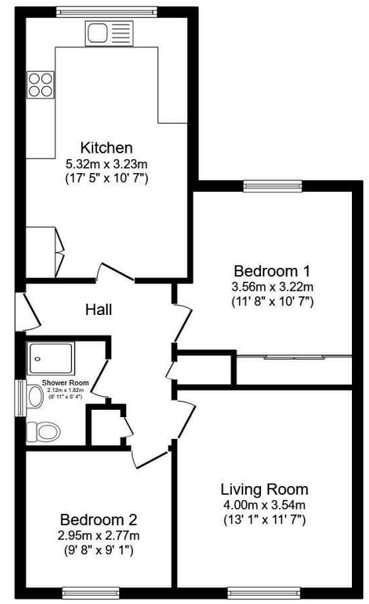
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

Other important information which you will need to know about this property can be found at reedsrains.co.uk