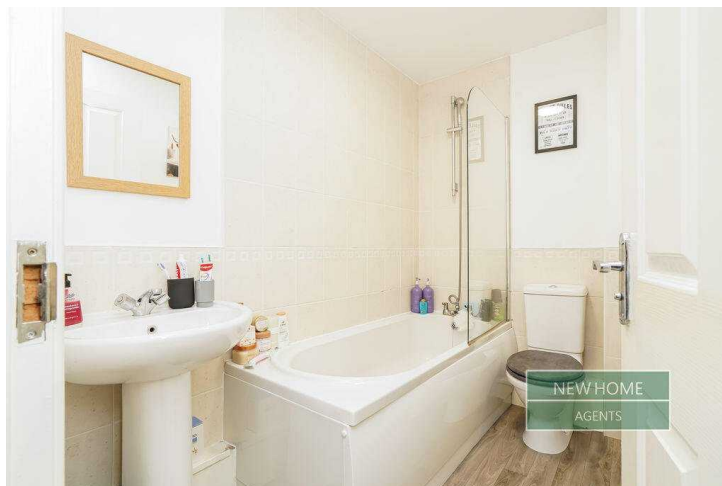




Sage Grove, Brighouse, West
Yorkshire, HD6

Asking Price: £260,000
Freehold

 **Reeds Rains**

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6 Sage Grove, Brighouse, West Yorkshire, HD6

Asking Price: £260,000

Council Tax Band: C

EPC Rating: C

A SUPERBLY PRESENTED modern 4 bedroom SEMI DETACHED HOME, which occupies a SELECT CUL-DE-SAC DEVELOPMENT within this POPULAR and CONVENIENT RESIDENTIAL LOCATION.

Property Description

An excellent FAMILY HOME which provides accommodation READY TO MOVE INTO, all located within this POPULAR RESIDENTIAL LOCATION, well placed for local schools, access to Brighouse and Huddersfield Town Centres. The property includes a MODERN FITTED KITCHEN, BATHROOM and EN-SUITE and provides a DRIVEWAY and INTEGRAL GARAGE and WELL TENDED ENCLOSED REAR GARDEN.

Ground Floor

Entrance Hall

Opening with a timber and glazed door and fitted with a single radiator. A spindle staircase rises to the first floor and internal access is available into the Garage.

Cloakroom/WC

Fitted with a low flush WC, pedestal wash basin and a single radiator.

Bedroom 4

11ft 5ins x 8ft 2ins
Fitted with a single radiator and uPVC French doors which open directly to the rear garden.

Utility Room

7ft 6ins x 6ft 1in
Fitted with a base cupboard units with a working area incorporating a stainless steel sink and drainer with mixer taps above. Providing plumbing for an automatic washing machine and fitted with a single radiator and a timber and glazed rear entrance door.

First Floor Landing

Providing a spindle staircase which rises to the second floor.

Living Room

14ft 9ins x 11ft 5ins
A spacious Living Room which includes a double radiator, a uPVC double glazed window and French doors with Juliet style balcony.

Kitchen/Diner

16ft 4ins x 8ft 2ins
A very spacious OPEN PLAN KITCHEN/DINER which is fitted with a selection of stylish modern white base and wall units with a working area incorporating a stainless steel sink and drainer with mixer taps above. Including an integrated double oven, 4 ring hob and extractor over, central heating boiler, a double radiator and a uPVC double glazed window. Internal double doors open into the Living Room.

Second Floor Landing

Providing access to the roofspace via a drop ladder.

Bedroom 1

13ft 10ins x 11ft 5ins
A spacious double bedroom which is fitted with a single radiator and a uPVC double glazed window.

En-Suite Shower Room

6ft 7ins x 6ft 1in
Fitted with a modern white three piece suite comprising corner shower cubicle, low flush WC, pedestal wash basin, a single radiator and a uPVC double glazed window.

Bedroom 2

10ft 2ins x 8ft 2ins
Fitted with a single radiator and a uPVC double glazed window.

Bedroom 3

6ft 6ins x 6ft 6ins
Fitted with a single radiator and a uPVC double glazed window.

Bathroom

7ft 8ins x 5ft 5ins
Fitted with a modern white three piece suite comprising panelled bath with shower and side screen above, low flush WC, pedestal wash basin and a single radiator.

Outside

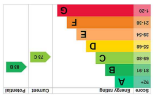
A dual driveway extends to the front of the property and provides access to a Single Integral Garage. A formal well tended landscaped garden extends to the rear and is enclosed with timber fencing. The garden includes a level lawn with paved patio, pebbled borders and pathway.

Tenure & Council Tax Band

Freehold
Council Tax Band - C

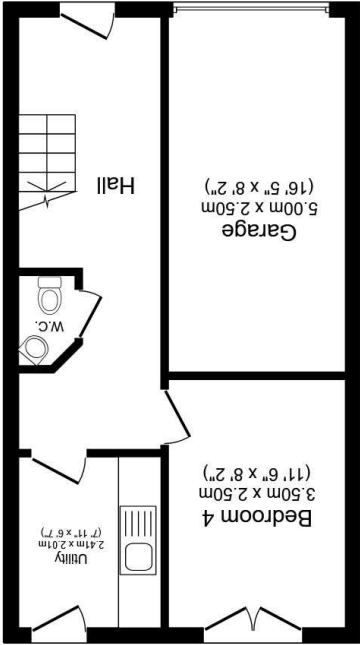
Agents Notes

To be able to purchase a property in the

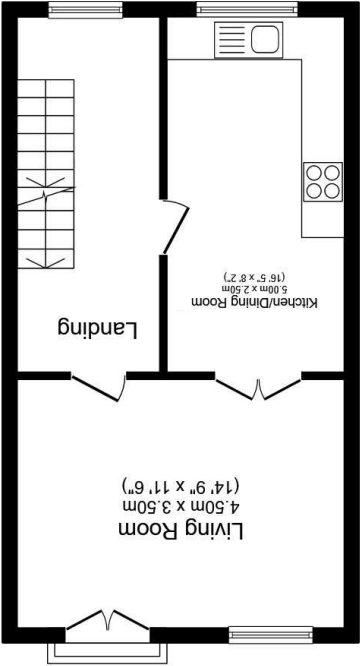


For full EPC please contact the branch.

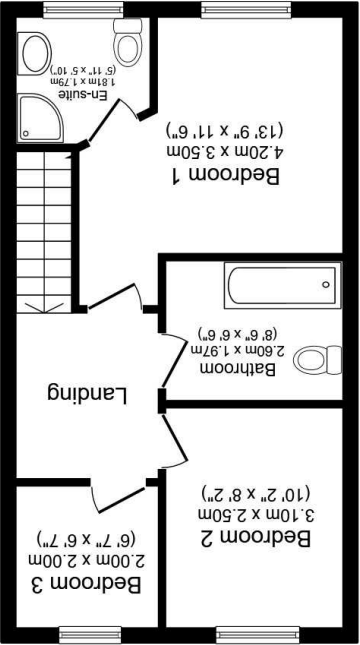
Ground Floor



First Floor



Second Floor



Total floor area 118.9 sq.m. (1,280 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.