



3 Summerfield Avenue, Bailiff Bridge, Brighouse, HD6 4BU

A realistically priced, WELL PRESENTED, three bedroom semi detached house situated on this popular cul-de-sac. Occupying a corner plot and providing easy access to the local amenities and schools of both Bailiff Bridge and Brighouse, this makes a lovely FAMILY HOME. Comprises hall, lounge with open dining area, breakfast kitchen, two double bedrooms and good sized single with modern bathroom. Driveway parking and pleasant gardens to three sides with useful outhouse storage and single garage. Benefits from GCH & uPVC DG. EPC - D.

£165,000

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HALLWAY Spacious hallway.

LOUNGE WITH DINING AREA 22'4" x 12'6" max (6.8m x 3.8m max)

Dual aspect room with fireplace and living flame gas fire and pebble effect finish.

KITCHEN 10'9" x 10'2" max (3.28m x 3.1m max)

Wall and base units and metro wall tiling, worktops and breakfast bar and inset sink with mixer tap. Integral electric oven and four-ring gas hob with extractor and plumbing for washer. Pantry and rear door.

BEDROOM ONE 11'6" x 11'6" max (3.5m x 3.5m max)

Double bedroom.

BEDROOM TWO 11'6" x 11'6" max (3.5m x 3.5m max)

Double bedroom.

BEDROOM THREE 8'6" x 8'2" max (2.6m x 2.5m max)

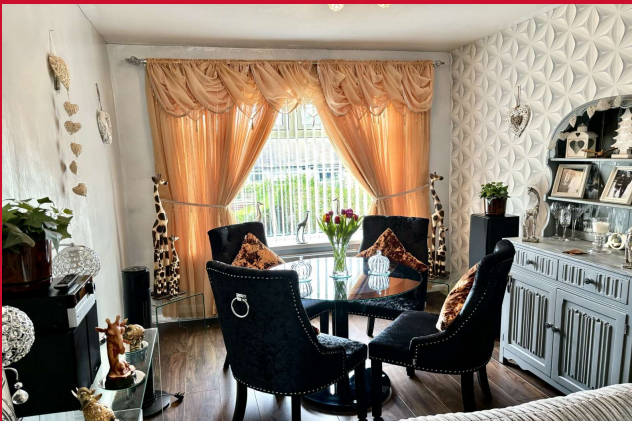
With bulk head cupboard.

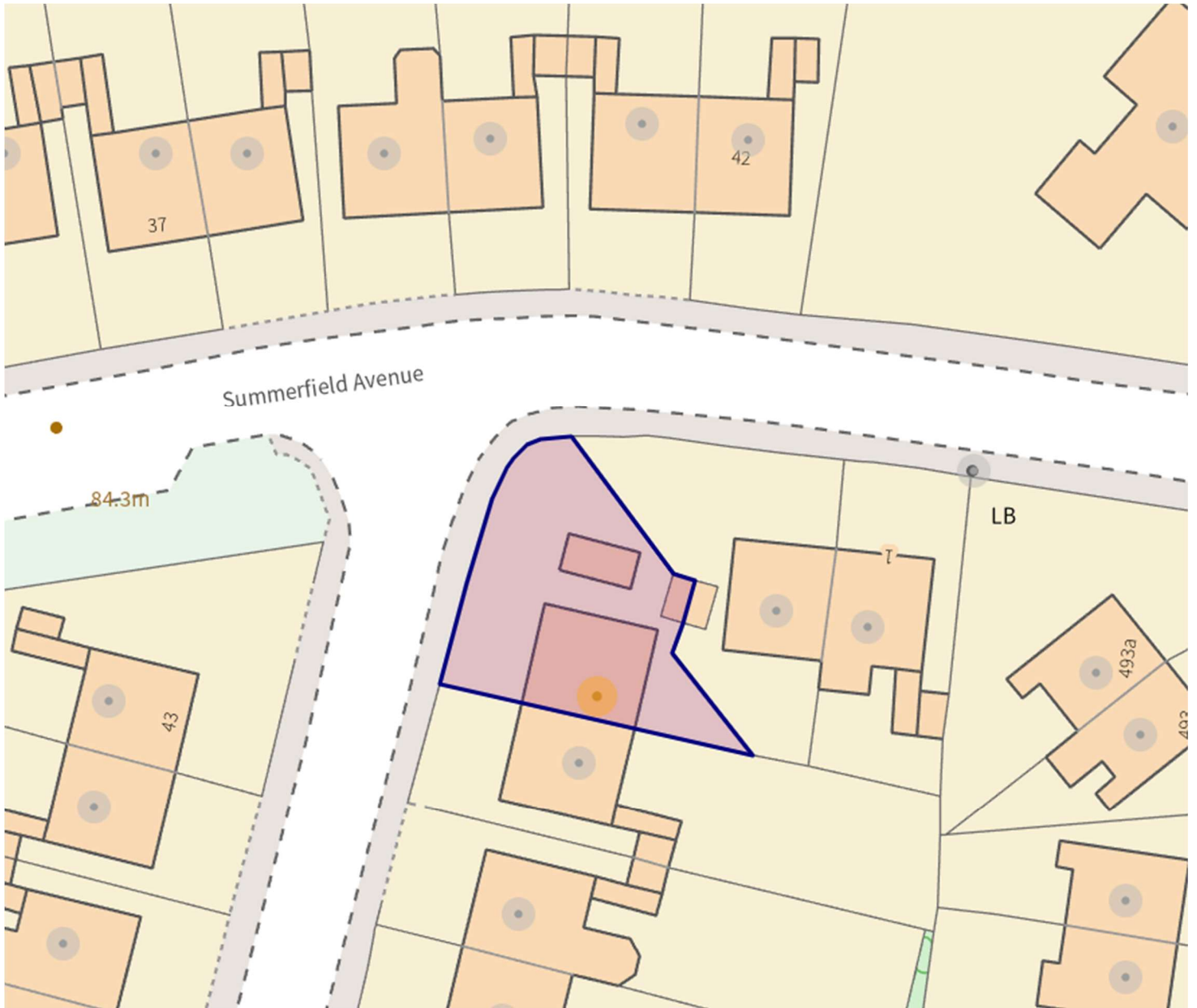
BATHROOM Three piece suite comprising of shower and glazed shower screen over P-shaped bath, WC and hand wash basin. Chrome wall mounted towel heater and wall mounted boiler. Useful storage cupboard.

EXTERIOR Good sized corner plot with paved garden to front and lawned area to side. Driveway for off street parking leading to single garage and useful outhouse storage. Gravelled garden to rear.

Freehold
Council Tax Band A
EPC - D

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





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