



19 Broadacres, Bailiff Bridge, Brighouse, West Yorkshire, HD6 4DB

WELL PRESENTED, three bedroom mews style cottage with a lovely OPEN ASPECT VIEWS over woodland to the rear. Situated on this popular modern development and offering easy access to Brighouse, Halifax and the motorway network. An ideal home for the smaller family, First Time Buyers or down-sizers.

Offering a modern specification comprising: Hallway, cloaks, lounge with dining area, breakfast kitchen, first floor with THREE BEDROOMS (master with en suite) and family bathroom.

Enclosed lawned rear garden enjoying the open views over a woodland dell and stream. Benefits from allocated parking, GCH & uPVC DG. EPC Rating C.

Asking Price £215,000

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HALL

WC and sink.

LOUNGE/DINING AREA 17'5" 12'2" max (5.3m 3.7m max)

Open plan room with feature media wall and inset contemporary style electric fire. Alcove shelving and storage cupboards.

BREAKFAST KITCHEN 15'1" x 8'10" max (4.6m x 2.7m max)

Range of modern wall and base units with contrasting worktops, inset sink and mixer tap, integral electric oven and 4-ring gas hob with extractor over. Plumbing for washing machine and dishwasher. Pantry cupboard and Patio doors leading to the rear garden.

BEDROOM ONE 11'10" x 8'6" + alcove (3.6m x 2.6m + alcove)

Double bedroom.

EN SUITE BATHROOM

Three piece modern en suite with glazed shower cubicle, vanity sink and WC. Chrome wall mounted towel radiator.

BEDROOM TWO 10'2" x 8'6" (3.1m x 2.6m)

Double bedroom

BEDROOM THREE 8'6" x 6'3" (2.6m x 1.9m)

Single bedroom.

BATHROOM

Three piece modern suite with shower extension and glazed shower screen over bath, WC and vanity sink. Chrome wall mounted towel radiator.

OUTSIDE

Lovely open aspect South West facing garden to the rear, overlooking pretty woodland, Wyke Beck and enjoys the afternoon sun. Lawned area with tiled patio area.

Allocated parking space.

OTHER INFORMATION

Tenure: Freehold

EPC Rating: C

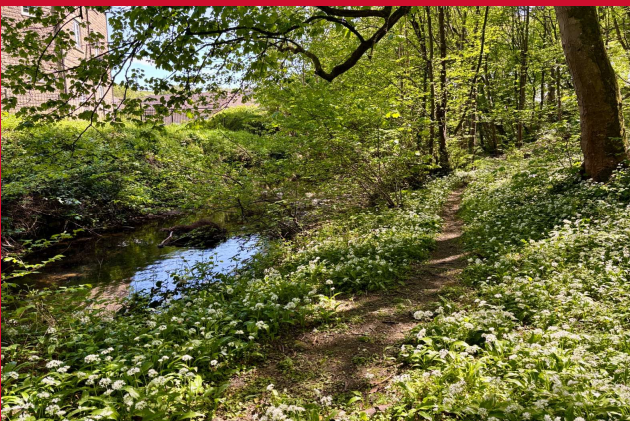
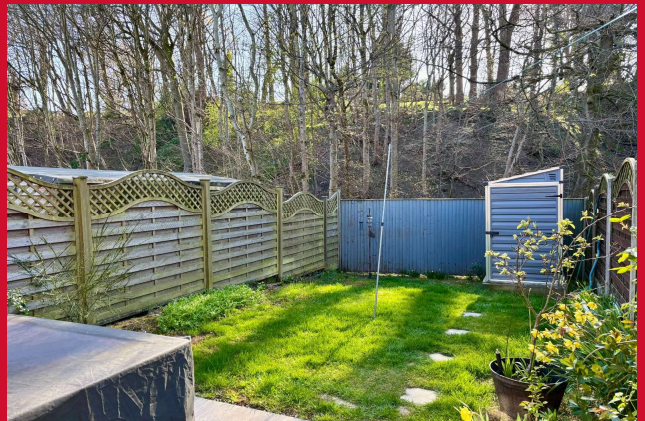
Council Tax Band: B

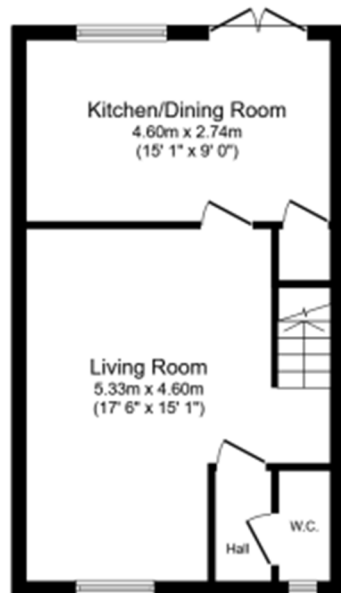
PLEASE NOTE

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

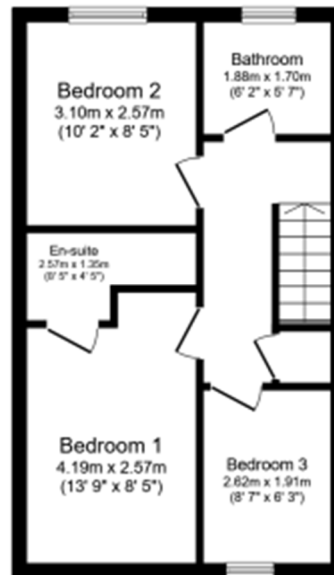
All estate agents are required to do this by law. We outsource this process to our compliance partners Credas who charge a fee for this service.

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.





Ground Floor
Floor area 37.6 sq.m. (405 sq.ft.)



First Floor
Floor area 37.6 sq.m. (405 sq.ft.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		