



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

Wellholme  
Brighthouse





## Wellholme Brighouse

Offers In Region Of £750,000

CONSTRUCTED IN 2006 WITH METICULOUS ATTENTION TO DETAIL, THIS EXPANSIVE FAMILY RESIDENCE SPANS THREE FLOORS, OFFERING ADAPTABLE LIVING SPACES FOR A GROWING FAMILY. THE LOWER GROUND FLOOR PROVIDES ADDITIONAL POTENTIAL, EXPANDING THE TOTAL LIVING SPACE TO OVER 3000 SQUARE FEET. NESTLED JUST A SHORT DISTANCE FROM BRIGHOUSE TOWN CENTRE DOWN A PRIVATE LANE, THE PROPERTY BOASTS CONVENIENT ACCESS TO A VARIETY OF LOCAL AMENITIES AND THE EASILY REACHABLE M62 MOTORWAY NETWORK

## Description

The ground floor showcases contemporary, open-plan family living, featuring expansive windows on both front and rear elevations. A rear balcony offers a delightful view, while solid Oak floors with underfloor heating extend throughout the living area. A central wood-burning stove delineates the living and kitchen spaces. The modern kitchen is adorned with glossy units, a Granite work surface, and a comprehensive range of integral appliances. To the rear, a snug/office provides additional living space and a utility room with access to the front of the property provide practicality, especially for those returning home with dogs. Rounding off the ground floor are a boot room and a shower room.



Ascending to the first floor reveals five generously sized double bedrooms. The principal room boasts en suite bathroom facilities and a Juliette balcony overlooking the rear. Two additional rooms share a Jack and Jill bathroom, while a contemporary family bathroom serves the remaining two bedrooms.

The property benefits from a roof constructed with an attic truss and is suitable for further extension into a bedroom(s).

Externally accessible from the rear, the lower ground floor features a spacious garage and two store rooms. At the centre, patio doors open to a sizable games room that, with some renovation, could become a coveted addition to the property. Additional storage and workshop space further enhances this level.

A front driveway offers ample off-road parking, leading down the side to the integral garage. The garden, bordered by fencing, is laid to lawn and extends to open fields at the rear.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: F

EPC: C

What3Words:/// photo.dent.sage

## UTILITIES

Gas: Mains

Electric: Mains

Water: Mains

Drainage: Mains

Heating: Gas central heating - underfloor

Broadband: Fibre

Mobile Coverage: Check With Provider

## AGENT NOTES

### 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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

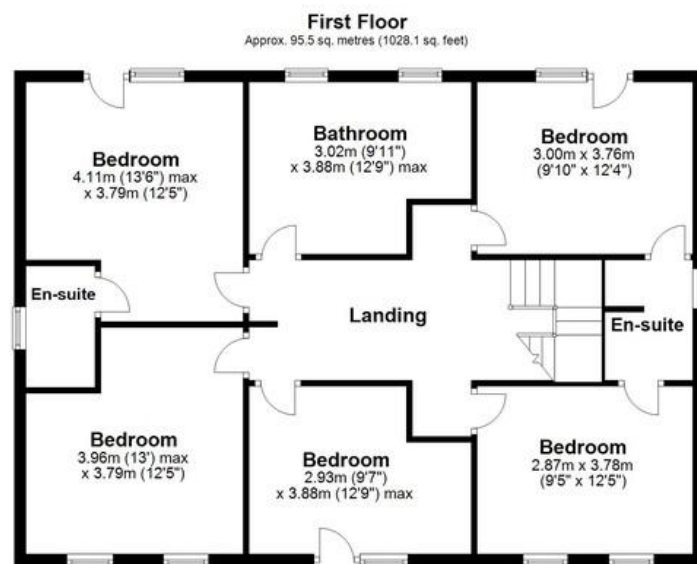
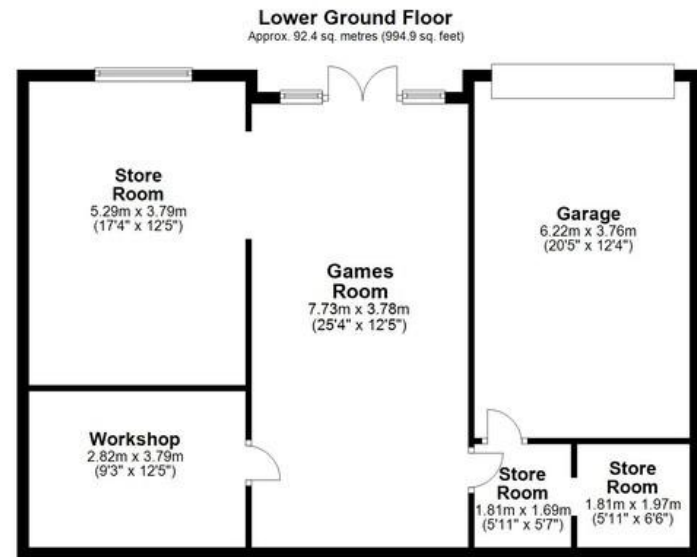
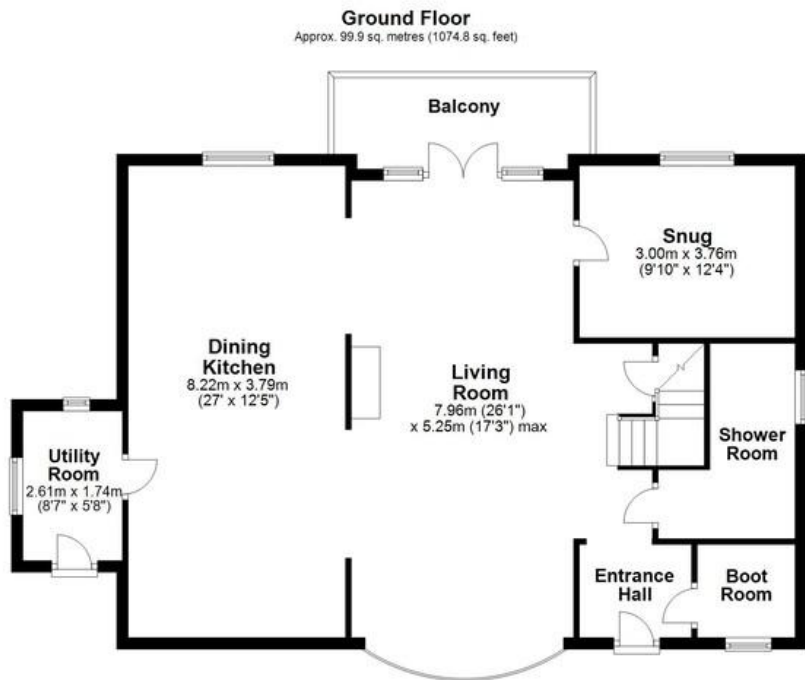
4. Services: Please note we have not tested the services or any of the equipment or

appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.







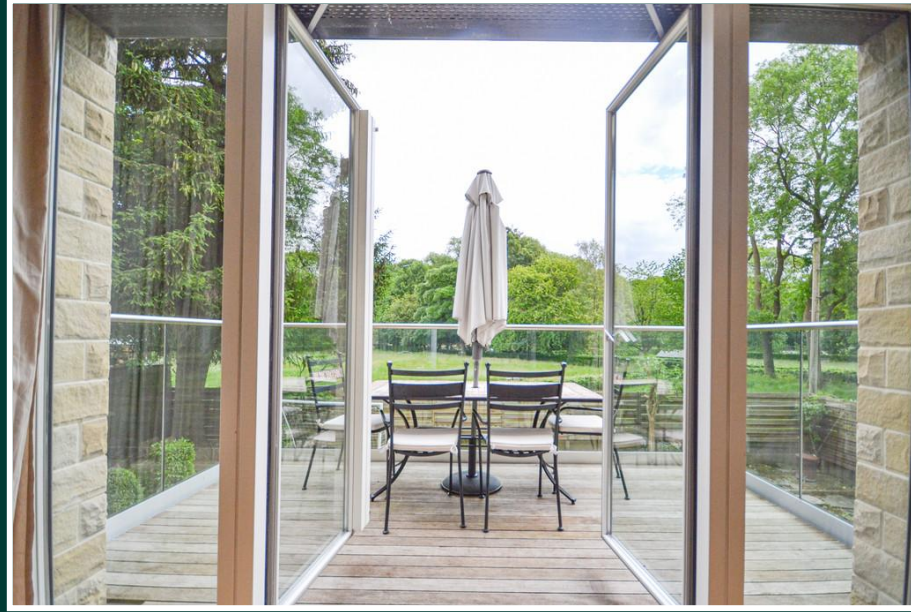
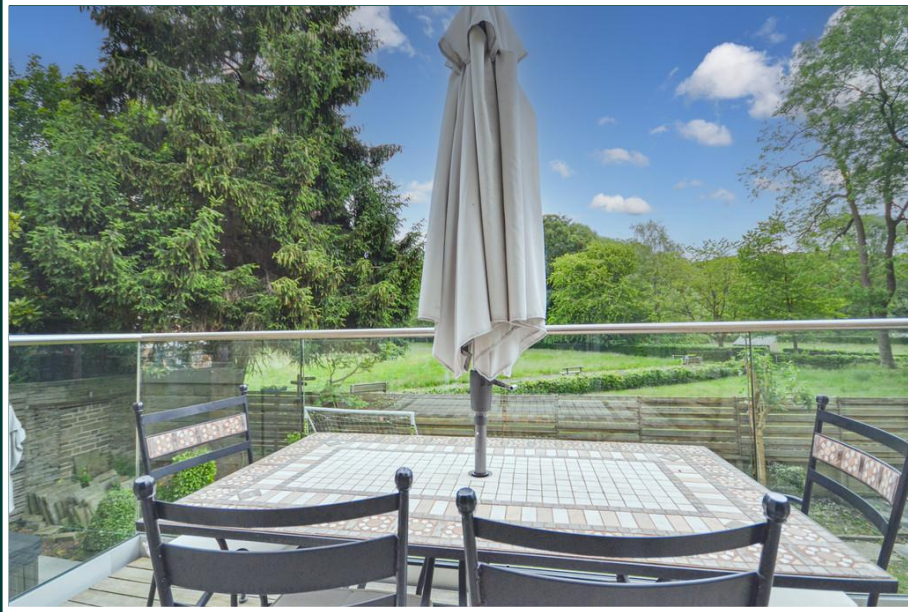
Total area: approx. 287.8 sq. metres (3097.9 sq. feet)





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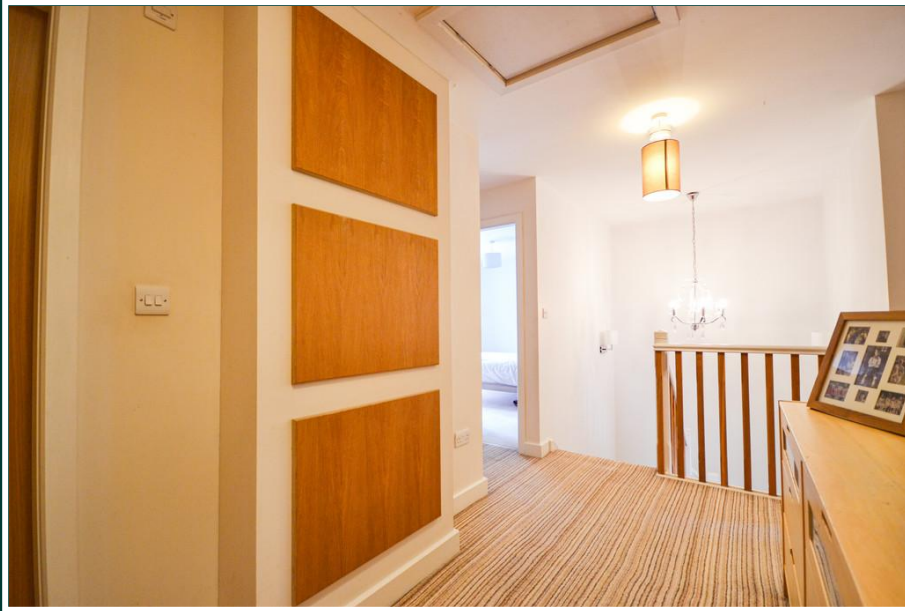




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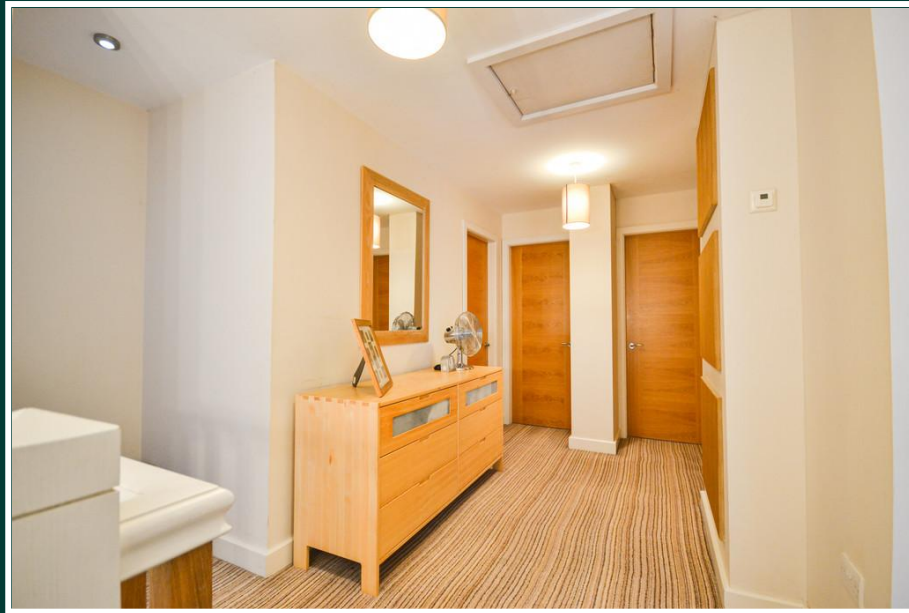


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