



1 Crowhurst Gardens, Brighouse, HD6 2HG

**£595,000**

Offered FOR SALE is this FOUR bedroom executive DETACHED property in this sought after area of Hove Edge, Brighouse. Accommodation comprises; Entrance hallway, cloaks/w.c. dining kitchen, lounge and dining room. Integral double garage with utility area. To the first floor; landing, four bedrooms (two with en-suites) and bathroom. Off road parking to front and garden to rear. Security gates (remote controlled) and views over the golf course. The property benefits from Upvc double glazing, gas central heating and security alarm system (serviced 2025). Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

## Ground Floor

### Entrance Hallway



Composite obscure double glazed door to side, coving to ceiling and spotlights. Wood floor, understairs storage and radiator. Usb socket, room stat and staircase access to first floor. Doors to integral garage, dining kitchen, lounge, dining room and cloaks/w.c.;

### Cloaks/w.c. 3'11" max x 6'4" max (1.2 max x 1.95 max)



Two piece suite comprising low flush w.c. and pedestal wash basin. Radiator, tiled floor and part tiled walls. Extractor fan and alarm control panel.

### Lounge 15'8" x 16'4" (4.8 x 5)



Two radiators, coving to ceiling and spotlights. T.v. point, telephone point and remote controlled gas fire. Built in display unit, Upvc double glazed window and French doors to rear with pleated blinds.

### Dining Room 10'2" max x 20'0" max (3.1 max x 6.1 max)



Two radiators, wood floor, t.v. point and spotlights. Coving to ceiling, two Upvc double glazed windows to side and Upvc double glazed French doors and windows to rear. Wooden double glazed velux window and wall lights.

### Dining Kitchen 10'4" x 16'4" (3.15 x 5)



Having a range of wall and base units with granite worktop and tiled splashbacks. Dishwasher, electric 'SMEG' range oven with extractor hood above, 'Worcester' condensing boiler (serviced March 2026). Stainless steel one and a half sink and drainer with hose tap and space for fridge/freezer. Tiled floor, radiator and spotlights. Upvc double glazed window to front and side. Usb socket and t.v. point.

### Integral Garage 16'4" max x 20'9" max (5 max x 6.35 max)

Double garage with remote controlled up and over door. Power and light, fusebox and stop tap. Upvc obscure double glazed door and window to side. Base units with laminate worktop and tiled splashback. Stainless steel sink and drainer, plumbing for washing machine and space for dryer. Storage cupboard.

## First Floor

### Landing



Upvc obscure double glazed window to side. Loft hatch with drop down ladder. The loft has a light. Storage cupboards, one housing the hot water cylinder and one having a radiator. Radiator, spotlights and room stat. Doors to bathroom and bedrooms;

### Bedroom One 13'5" x 16'4" (4.1 x 5)



Double bedroom with radiator, spotlights, fitted wardrobes and Upvc double glazed window to rear. Door to en-suite shower room;

### En-suite Shower Room 7'0" x 7'8" (2.15 x 2.35)



Three piece suite comprising low flush w.c. sink with vanity unit and a walk in double shower with mains shower and waterfall shower. Sensor spotlights, underfloor heating and laminate floor. Electric shaver point, built in shelving and part tiled walls. Upvc obscure double glazed window to side and chrome heated towel radiator.

### Bedroom Two 12'3" max x 14'5" max (3.75 max x 4.4 max)



Double bedroom with radiator, fitted wardrobes and Upvc double glazed window to front. Door to en-suite shower room;

### En-suite Shower Room 4'3" max x 7'2" max (1.3 max x 2.2 max)



Three piece suite comprising low flush w.c. sink with vanity unit and shower cubicle with mains shower. Tiled floor, tiled walls and chrome heated towel radiator. Extractor fan (fitted 2024) spotlights and electric shaver point.

### Bedroom Three 9'2" x 12'3" (2.8 x 3.75)



Double bedroom with radiator, fitted wardrobes and Upvc double glazed window to front. Fitted wardrobes, desk, drawers and shelving.

### Bedroom Four 10'2" x 10'4" (3.1 x 3.15)



Double bedroom with radiator, fitted wardrobes and Upvc double glazed window to rear.

### Bathroom 7'0" x 7'0" (2.15 x 2.15)



Three piece suite comprising low flush w.c. sink with vanity unit and bath with mixer shower over. Tiled floor, tiled walls and spotlights. Chrome heated towel radiator and Upvc obscure double glazed window to side.

### External



To the front is a remote controlled electric gate. Two outside taps and outside socket. Patio and lawn garden with bushes and shrubbery to rear. External light.

### **Parking**

Driveway provides off road parking

### **Tenure**

We have been advised by the vendor that the property is freehold.

### **Energy Rating**

C

### **Council Tax Band**

F

### **Viewings**

Strictly by appointment. Contact Dawson Estates.

### **Property to Sell?**

Call for a FREE, no obligation valuation.

### **Solicitors**

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

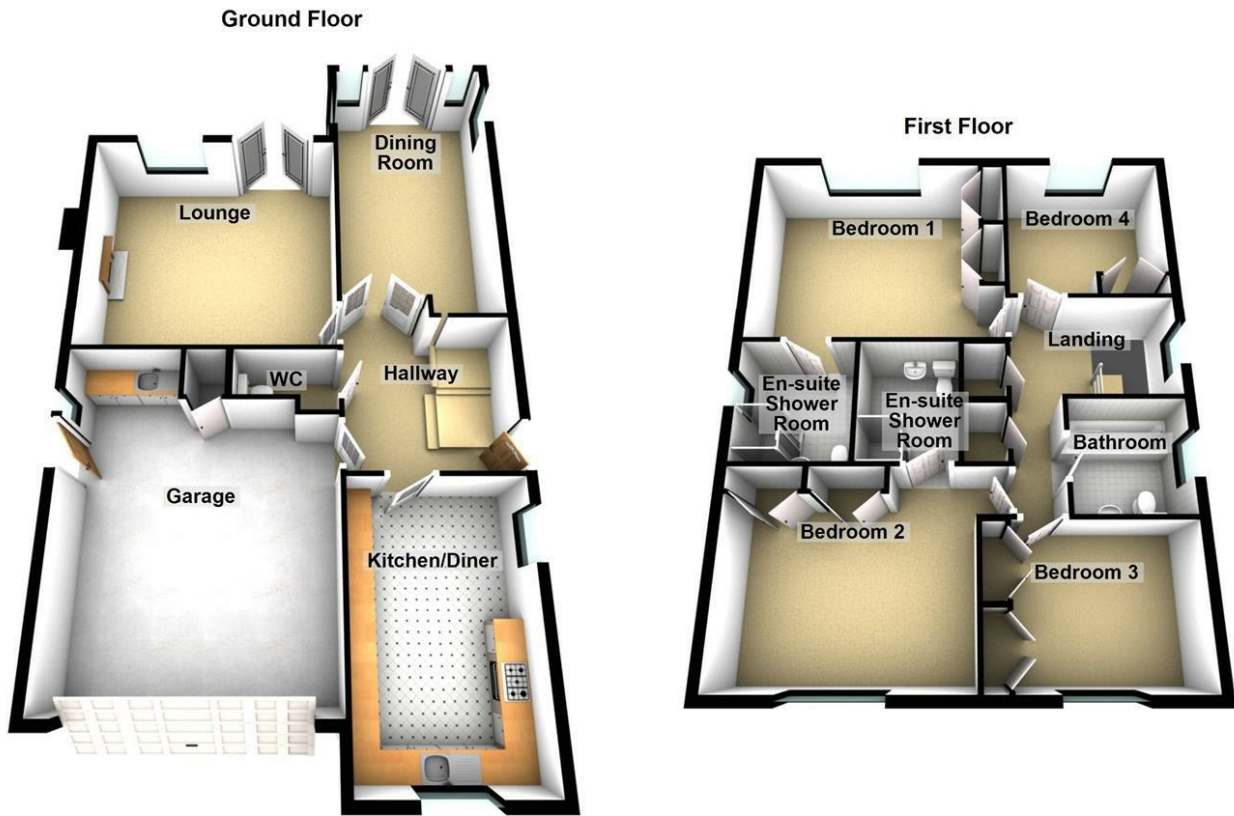
### **Boundaries & Ownerships**

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

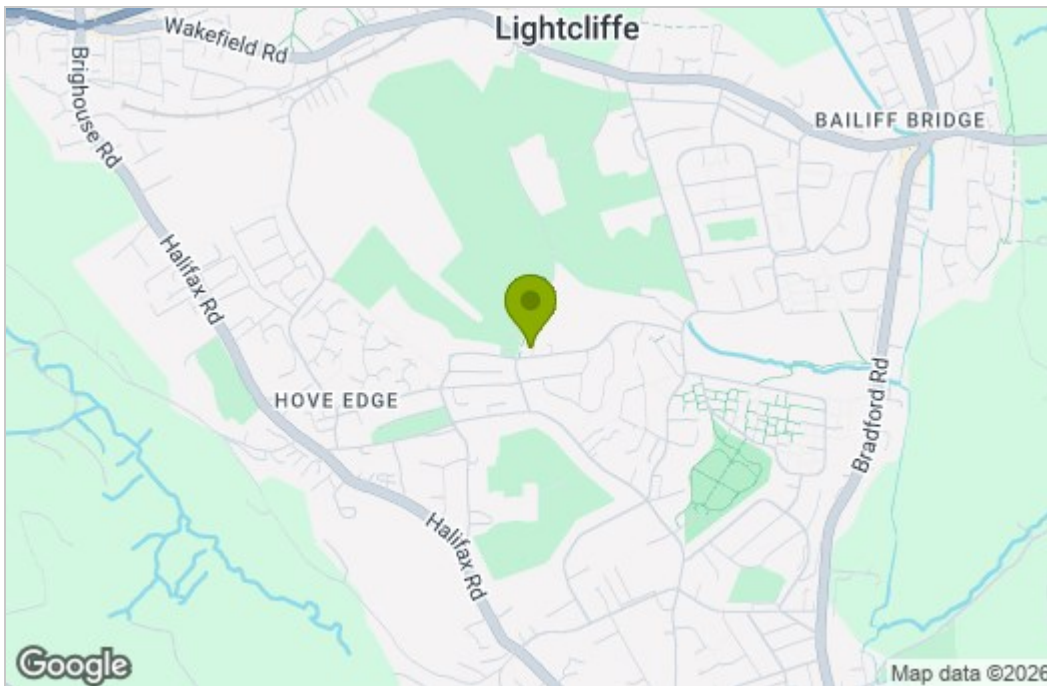
### **Mortgages**

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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