



Egerton Close, Brighouse HD6 3FQ

welcome to

Egerton Close, Brighouse

A modern four-bedroom family home with spacious accommodation, a stylish dining kitchen, en-suite principal bedroom, driveway, garage and landscaped rear garden with open views. Offered with the remainder of a 10-year NHBC warranty.



Lounge

16' 2" x 10' 4" (4.93m x 3.15m)

Kitchen

23' 11" x 9' 1" (7.29m x 2.77m)

Utility Room

6' 6" x 6' (1.98m x 1.83m)

Bedroom One

12' 1" x 12' 6" (3.68m x 3.81m)

Ensuite

6' 2" x 6' (1.88m x 1.83m)

Bedroom Two

8' 5" x 11' 5" (2.57m x 3.48m)

Bedroom Three

8' 9" x 7' 5" (2.67m x 2.26m)

Bedroom Four

9' 2" x 11' 7" (2.79m x 3.53m)

Bathroom

7' x 5' 6" (2.13m x 1.68m)

Office

9' 4" x 6' 4" (2.84m x 1.93m)

N.B: Services charges apply at a cost of £8.47 per annum increased by a % each year

Agents Note: Aml: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note: Row: There is an existing Right of Way at the property. Your conveyancer can take the necessary steps to advise

Agents Note: Restriction: There is a restriction on the title that applies to the purchase transaction. Your conveyancer can take the necessary steps to advise



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welcome to

Egerton Close, Brighouse

- New Build Four-bedroom modern family home in a private location
- Stunning dining kitchen with granite effect worktops and integrated appliances
- Principal bedroom with contemporary en-suite shower room
- Driveway, garage & ample off-street parking
- Landscaped rear garden with Indian Sandstone patio & open views
- 10 year NHBC warranty
- Upgraded internal décor

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF118641 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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