



## 67 Clifton Common

Clifton, Brighouse, HD6 1QW

Offers Around £155,000 Freehold





Situated on Clifton Common, this stone built quasi-semi townhouse offers deceptively spacious accommodation, and potential to modernise to your own style and tastes. Spanning four floors, the property boasts two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a convenient location with excellent transport links.

The exterior features a small garden at the front with stunning views towards Brighouse, which not only enhances the property's curb appeal but also presents an opportunity for those looking to create off-road parking if desired.

#### Location

The property is located on the left hand side of Clifton Common as you come up the hill, where America Lane is on the right. Clifton is an extremely popular village where residents can enjoy nearby open countryside, the highly regarded St Johns C of E Primary Academy, children's play park and well known public houses such as The Armitage Arms and The Black Horse Inn. In addition, it's only a short distance from the bustling centre of Brighouse with all its shops and amenities. Brighouse Railway Station is only a short drive away and with excellent access to J25 of the M62, this prominent location is attractive to both commuters and families.

#### Accommodation

A level entrance leads directly into the dining kitchen which enjoys a range of base and wall units with complimentary work surfaces which incorporate a stainless steel sink with drainer and mixer tap over. The boiler is situated to the external wall, there is space for a freestanding fridge freezer, plumbing for a washing machine and dishwasher, and a dual fuel range cooker is situated within the chimney breast. There is ample space for a dining table and chairs, and useful understairs storage cupboard.

An enclosed staircase leads up to the spacious lounge with high ceiling, ceiling rose, and period coving. There is a window and uPVC door to the front elevation, with the focal point of the room being the gas fire set within the chimney breast.

A further enclosed staircase leads up to a landing area with useful understairs cupboard. There is a good size double bedroom with useful recess providing space for a wardrobe and the adjacent house bathroom enjoys a white three-piece suite comprising of bath with shower over and glass shower screen, wash hand basin and WC. The tiled splashback incorporates a large mirror and there is a useful towel rail and fitted shelving.

From the landing and open staircase leads up to the second double bedroom with sloping ceiling which features two exposed beams, window to the gable end, and useful fitted open cupboards and drawers.

Externally, to the front of the property there is a low maintenance, paved garden with a small bedding area with shrubs. Useful storage is provided via both a small stone built outhouse and the under stairs area. Stone steps lead up to the front door which leads directly into the lounge. On street parking is currently available on Clifton Common however there is a drop curb to the front of the property and the potential is there to convert the garden to an off-road parking space if required subject to obtaining any necessary permissions.



Council tax band: A

EPC rating: D

Ground rent: N/A

Service charge: N/A

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