



## 116 Brooke Street

Brighouse, HD6 3DU

Asking Price £150,000 Freehold





Occupying a convenient position close to local amenities and having the added benefit of no onward chain, 116 Brooke Street is a deceptively spacious three-bedroom mid-terraced home offering well-presented accommodation and an enclosed garden.

#### Location

Brooke Street is located off Bridge End in Rastrick, within close proximity to good schools including Longroyde Primary School and Rastrick High School. Nearby Brighouse town centre offers a range of amenities including local shops, independent bars and restaurants and chain supermarkets including Tesco, Sainsburys, Aldi and Lidl. Brighouse is also home to a bus and train station offering direct links to Leeds, Manchester and London.

#### Accommodation

Access is gained through a Upvc door into the entrance porch. The door to the left takes you through to the lounge which has a large window to the front elevation allowing for natural light and a recess fireplace to the focal point with timber mantel and brick hearth.

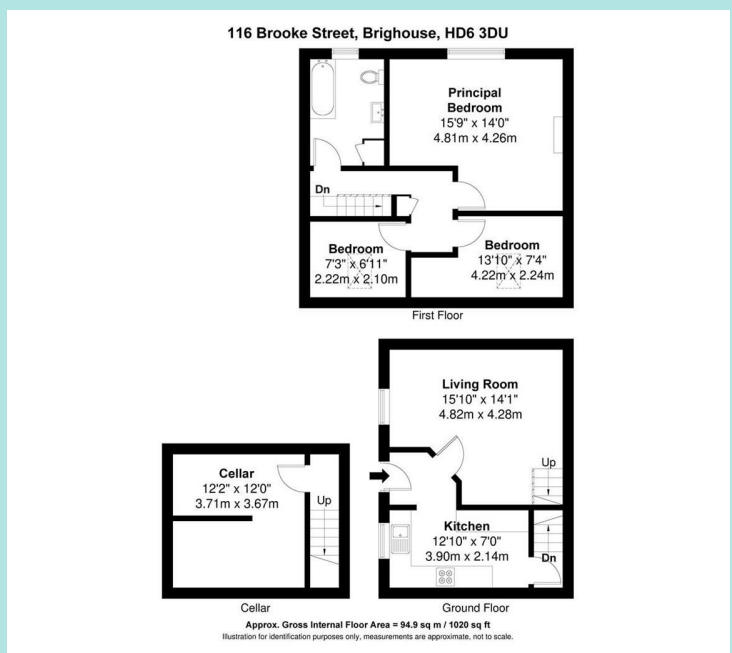
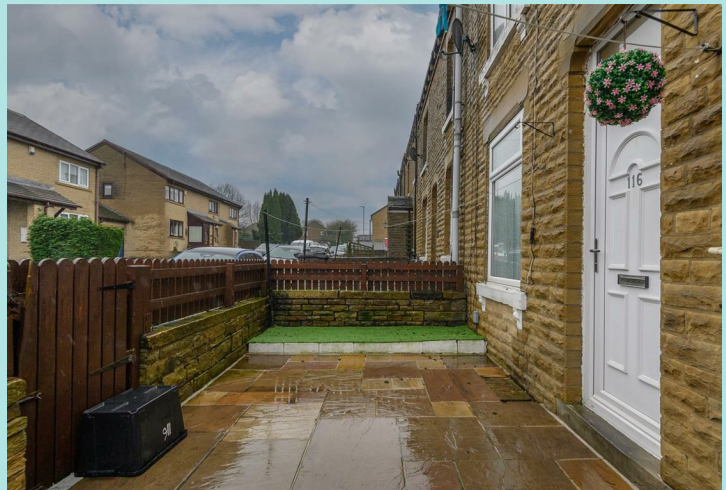
Moving through to the kitchen offering a range of high-gloss wall, drawer and base units with contrasting worksurfaces incorporating an inset bowl sink and drainer with mixer-tap. Integrated appliances include an oven and four-ring hob with extractor above. A door from the kitchen leads down to a useful cellar room.

A hidden staircase rises to the first floor landing accessing three bedrooms and the house bathroom. The spacious principal bedroom is positioned to the front of the property, enjoying a feature fireplace to the focal point.

Two further bedrooms are positioned to the rear of the property with velux skylights allowing for natural light, while the fully-tiled house bathroom has a three-piece suite comprising a w/c, pedestal wash-hand basin and a panelled bath with overhead shower.

Externally, to the front of the property there is on-street parking and an enclosed, Indian-stone flagged patio with raised turfed areas.

Council tax band: A  
EPC rating: D  
Ground rent: N/A  
Service charge: N/A



ws-residential.co.uk

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.