



24 Bramston Street

Brighouse, HD6 3AA

Asking Price £147,500 Leasehold





Enjoying a prominent and elevated position close to a range of excellent local amenities, 24 Bramston Street is a two double-bedroom end terraced house offering beautifully presented accommodation perfect for first-time-buyers.

Location

The property is located on Bramston Street 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 into the spacious and well-presented lounge with a large window to the front elevation flooding the room with natural light. A log-burner sits within a recess to the focal point on a stone-flagged hearth.

Leading off the lounge is the breakfast kitchen offering a range of modern wall, drawer and base units with contrasting worksurfaces incorporating a ceramic sink and drainer with mixer-tap. A hidden staircase from the kitchen leads down to the useful cellar which benefits from plumbing for a washing machine.

A hidden staircase from the lounge rises to the first floor landing accessing two bedrooms and the house bathroom. The spacious principal bedroom is positioned to the front of the property while the second double bedroom is positioned to the rear. The beautifully presented house bathroom boasts a contemporary four-piece suite comprising a w/c, wash-hand basin, panelled bath and corner shower cubicle.

Externally, to the front of the property is an enclosed and flagged patio as well as on-street parking. To the rear, a flagged area leads to an external store while timber steps lead up to a private flagged terrace.

Council tax band: A

EPC rating: D

Ground rent: £0.82 per annum (peppercorn rent)

Service charge: N/A



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