



361 Bradford Road

Brighouse, HD6 4BS

Offers Around £125,000 Freehold





Elevated from its roadside position, this deceptively spacious, stone built mid-terrace home provides two bedroom accommodation set over three floors plus a useful cellar. Featuring double glazing, gas central heating and high ceilings, with an open plan living kitchen and a low maintenance, enclosed garden area to the front, this would be an ideal purchase for a first time buyer or buy to let investor.

Location

Situated on the A641/Bradford Road which is a main bus route, the property is ideally situated for easy access to both the M62 and A58, ideal for those wanting to commute to Leeds, Halifax, Huddersfield or Manchester. There are many immediate amenities including a petrol station and McDonald's, plus various shops and amenities at Bailiff Bridge. Brighouse town centre, Wellholme Park and Brighouse leisure centre are all just a short distance away, as are excellent local schools.

Accommodation

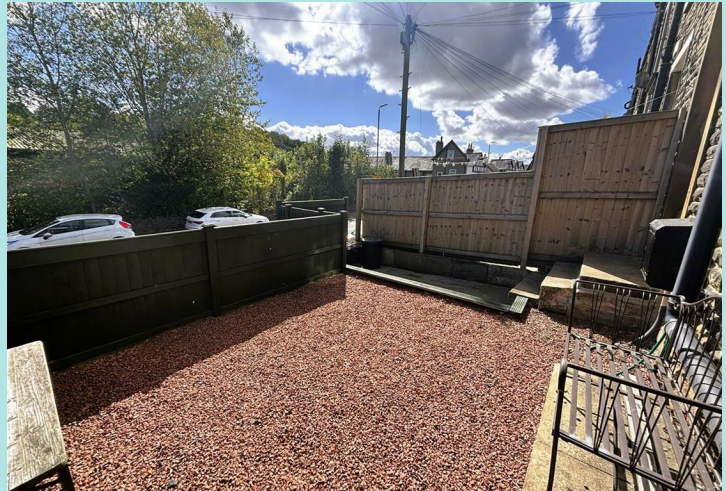
Stone steps lead up to a timber and glazed door with light panel above which opens directly into the spacious living kitchen with an electric fire mounted to the chimney breast, large window to the front elevation, and floating shelves to one alcove. The room is predominantly carpeted with tiled area by the kitchen which is set to the back wall and benefits from a range of base, wall and drawer units. Complementary work surfaces incorporate a four ring electric hob with extractor hood above and a stainless steel sink and drainer with mixer tap over. There is an integrated electric oven, space for an undercounter fridge and plumbing for a washing machine. With Metro style tiled splashbacks and under unit lighting.

A door opens to a stone staircase which leads down to a useful keeping cellar which houses the electric meter and fuse box, and provides a useful storage area with central heating radiator.

The first floor landing provides access to a spacious double bedroom with large window to the front elevation, and the bathroom which features a white suite comprising: WC, wash hand basin and bath with shower over and glass shower screen. With tile effect linoleum flooring, fully tiled walls, heated towel rail and recessed spotlights to the ceiling. The boiler is situated within a cupboard to the external wall.

From the landing an enclosed staircase continues up to the second floor which provides another generous double bedroom with spotlights to the ceiling, two expose beams, and a skylight window. There are two feature arched storage areas and a small access hatch to the eaves.

Externally, from the roadside stone steps lead up to a low maintenance, enclosed garden area which is predominantly pebbled with fence boundaries. On street parking is available.



Council tax band: A

EPC rating: D

Ground rent: N/A

Service charge: N/A

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