



**25 Manley Street**

Brighouse, HD6 1TE

**Asking Price £150,000 Freehold**







Situated on a popular residential street in Brighouse, 25 Manley Street is a two double-bedroom back-to-back terrace which has been recently renovated by the current owners to offer beautifully presented accommodation over two floors alongside a pleasant and enclosed garden.

### Location

Located on Manley Street just off Bonegate Road. This popular residential street is conveniently located near Brighouse town centre offering a range of local shops, cafes and chain supermarkets. Within Brighouse is a bus and train station offering links to Leeds, Manchester and London. The M62 motorway network is close by.

### Accommodation

Access is gained into the kitchen which offers a range of modern bespoke wall, drawer and base units with contrasting worksurfaces incorporating a ceramic sink and drainer with mixer-tap. Integrated appliances include an oven and four-ring hob with extractor above. A hidden staircase leads down to a useful cellar room.

Moving through to the spacious lounge which showcases coving, pictures rails and a ceiling rose, with a large window to the front elevation allowing for natural light to flood through while enjoying a outlook into the garden. A gas fire sits at the focal point with decorative Adam-style surround and a hidden staircase rises to the first floor.

The first floor landing gives access to two double bedrooms and the house bathroom. Both bedrooms enjoy an outlook over the garden and one benefits from built-in storage. The part-tiled house bathroom has a three-piece suite comprising a w/c, pedestal wash-hand basin and a panelled bath with overhead shower attachment.

Externally, the property benefits from on-street parking and an enclosed garden which has been newly landscaped to offer a low maintenance garden and private space with a flagged area, turfed area, planters adding colour and fenced borders.

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



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