



3 Mitchell Street

Brighouse, HD6 2AY

Guide Price £70,000 Freehold





Offered to the market on an Investment basis with the current tenant in situ, this mid-terrace, back-to-back, one bedroom property is well located in the popular area of Waring Green in Brighouse. Being stone built with high ceilings throughout, the property boasts double glazing, gas central heating and a useful keeping cellar.

It should be noted that the property is currently let on an Assured Shorthold Tenancy holding over on a rolling monthly basis. Current passing rent is £350 pcm, last uplifted in 2019, and is generating a gross yield of 6% based on the advertised marketing figure.

Location

Mitchell Street is a short cobbled street accessed from Garden Road in Waring Green. This is a popular residential location with many local amenities including the community centre, a convenience store, a launderette, takeaways, public houses, Brighouse library and local parks. It is also within close proximity to Brighouse town centre with all its amenities and transport links.

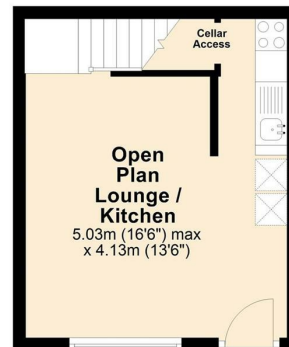
Accommodation

Accessed is gained directly into the open plan living area with wood effect laminate flooring. A kitchen area provides base and wall units with tiled splashback and complimentary worksurfaces which incorporate a sink with drainer and mixer tap over, and an induction hob with electric oven beneath. There is plumbing for a washing machine, and space for both a free standing dryer and fridge freezer. There is access down to a small useful cellar space, and a half height wall provides additional worksurface space and divides the lounge from the kitchen area.

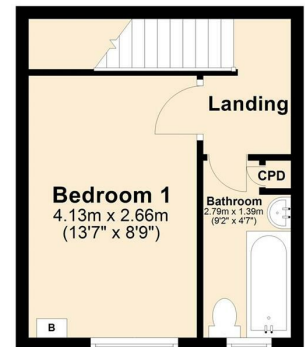
An open staircase leads up to the first floor landing area with wood effect laminate flooring which continues through to the well proportioned double bedroom. There is a large window to allow ample natural light and the boiler is position to the side of this. The adjacent bathroom has a tiled floor, part tile walls, heated towel rail, window to the front elevation and a useful storage/airing cupboard. The white three piece suite provides a wash hand basin, WS and bath with shower over.



Ground Floor



First Floor



Council tax band: A

EPC rating: D

Ground rent: N/A

Service charge: N/A

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