

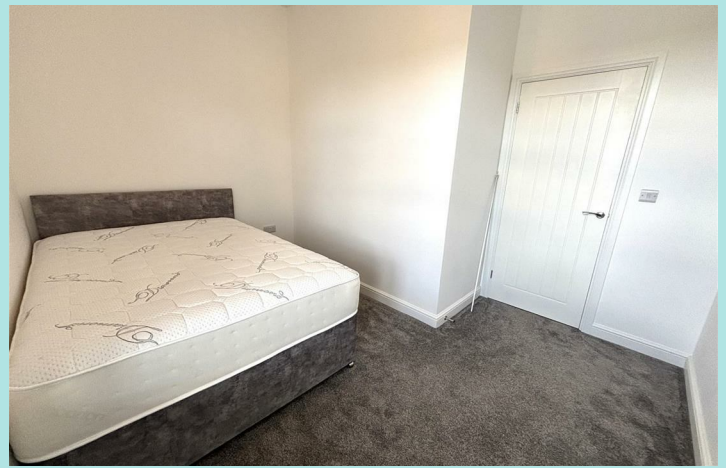


4-6 Victoria Place

Brighouse, HD6 1HL

Offers In Excess Of £180,000 Freehold





This attractive, stone-built terraced home offers spacious three-bedroom accommodation, with generously proportioned rooms throughout, quality fixtures and fittings and a useful cellar. Offered for sale with no upper chain, the property is ideally situated within easy reach of Brighouse Railway Station, making it an excellent choice for commuters, first-time buyers and young families.

Location

Victoria Place is just off Gooder Lane, a short walk from the centre of town, its shops, supermarkets and amenities. Brighouse railway station is only a stone's throw away and there is also easy access to Huddersfield and the M62.

Accommodation

A uPVC entrance door opens into the spacious dining kitchen, fitted with a range of contemporary light grey base, wall and drawer units. Complementary work surfaces incorporate a 1½ bowl sink with drainer and mixer tap. Integrated appliances include an electric oven and hob with extractor hood over, while there is plumbing for a washing machine and space for an American-style fridge freezer. Finished with tiled splashbacks, the kitchen also benefits from access to a useful keeping cellar, providing excellent additional storage.

Open plan to the kitchen is a generous lounge featuring exposed ceiling beams and an electric stove set within the chimney breast, complemented by an oak mantel beam above.

To the first floor, the principal bedroom is a generous double, while the second bedroom is also a double and benefits from loft access. The third bedroom is a good-sized single, ideal as a child's bedroom, home office or dressing room. Completing the accommodation, the bathroom is fitted with a contemporary three-piece white suite comprising a WC, wash hand basin and P-shaped bath with rainfall shower over and glazed shower screen. Complementary marble-effect tiling enhances the space, and a built-in linen cupboard over the bulkhead provides useful storage.

To the front of the property is an enclosed private garden, designed for ease of maintenance with an artificial lawn, stone-paved pathway, outside tap and timber boundary fencing.



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.