



## 58 Slade Lane

Brighouse, HD6 3PP

Asking Price £130,000 Freehold





Offered to the market with no onward chain, occupying an elevated position away from the roadside, 58 Slade Lane is a deceptively spacious semi-detached home offering two double-bedroom accommodation in need of full renovation, alongside a generous lawned rear garden.

### Location

Slade Lane connects between New Hey Road (A643) at the double mini roundabout and via Clough Lane. Many local amenities including Carr Green Recreational Ground, Rastrick Tennis Club, Rastrick Library, and highly regarded local schools are within walking distance. Brighouse town centre is only a short drive away offering a bus and train station with direct links to Leeds, Manchester and London, while Junction 24 of the M62 is easily accessible, making this an ideal location for those needing to commute.

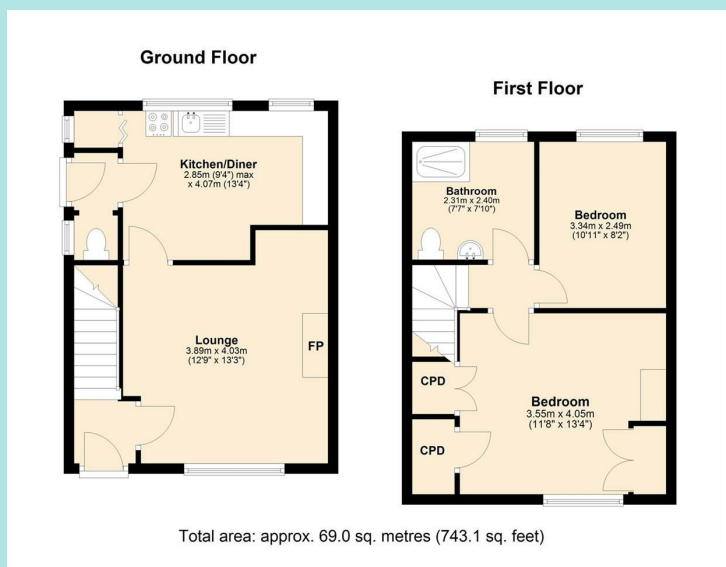
### Accommodation

Access is gained into the entrance hallway with a staircase rising to the first floor. The door to your right takes you through to the spacious lounge with a large window to the front elevation flooding the room with natural light. A gas fire sits a the focal point with stone surround continuing to one alcove.

Moving through to the kitchen/diner which offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap. Leading off the kitchen/diner is a second entrance hallway benefitting from a cloakroom with w/c and with an external door leading out to the side elevation accessing the garden.

Rising to the first floor landing accessing two bedrooms and the house bathroom. The spacious principal bedroom is positioned to the front of the property, benefitting from built in-wardrobes and further built-in storage. A second double bedroom is positioned to the rear of the property enjoying an outlook over the garden, while the house bathroom has a three-piece suite comprising a w/c, wash-hand basin and a double walk-in shower.

Externally, to the front of the property is on-street parking, with stairs leading up to the gated front garden. A path leads to the front door and round the side of the property to the rear garden. The generous rear garden has a tarmacked area and a generous lawn which can be enclosed.



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

[ws-residential.co.uk](http://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 firms employment has the authority to make or give any representation or warranty in respect of the property.