



7 Half House Lane

Brighouse, HD6 2PH

Offers Over £100,000 Freehold





Occupying a convenient position in Brighouse, 7 Half House Lane is a stone-built blind-back terrace offering one-bedroom accommodation over two floors. The property has potential for reconfiguration and would suite both first-time-buyers and buy-to-let investors alike.

Location

The property is located on Half House Lane within easy reach of Brighouse town centre and the quaint, local village of Hipperholme. Enjoying a good range of local amenities and benefitting from excellent commuter links by both road and rail with regular services running from Brighouse railway station. The M62 provides access to the business centres of Leeds and Manchester. The local area boasts highly regarded schools.

Accommodation

Access is gained into the lounge with a large window to the front elevation allowing for natural light to flood through. A partitioned wall separates the kitchen which offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap. Integrated appliances include an oven and four-ring hob with extractor above. A door in the kitchen leads down to the cellar providing useful storage space.

Rising to the first floor landing accessing a double bedroom and the house bathroom. The double bedroom again has a large window allowing for natural light. Moving back out to the landing, an open space which previously formed part of the bathroom has been used as a dressing area by the current owner, then giving access to the house bathroom which has a three-piece suite comprising a w/c, wash-hand basin and panelled bath with overhead shower attachment.

Externally, to the front of the property there is on-street parking and a small, flagged yard with fenced borders.

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



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