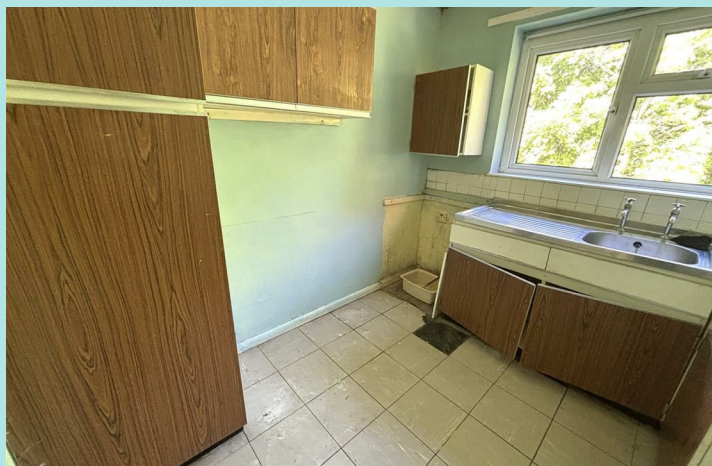




154 Sherburn Road

Rastrick, Brighouse, HD6 3LJ

Offers In The Region Of £45,000 Leasehold





An ideal opportunity has arisen for an enthusiastic first time buyer or investor to purchase this first floor, one bedroom apartment with a pleasant aspect to both the front and rear. Whilst the property does require modernisation, it offers the opportunity to renovate and redecorate to suit your own taste and style and is available with no upper chain. The accommodation benefits from uPVC double glazing, gas central heating, and storage space.

Location

The property is located on Sherburn Road, just before the bend as it becomes Malham Road. There is easy access to Elland via Lower Edge Road, and Brighouse town centre with it's railway station is only a five minute drive away, as is junction 24 of the M62 making this the perfect location for those needing to commute. There is a local parade of shops including a Co-op supermarket, Rastrick High School, Longroyde Nursery and Primary School, and Longroyde doctors surgery are all close by.

Accommodation

A uPVC door at ground floor level opens to an entrance vestibule with staircase to the first floor. At the top of the stairs is a rubbish chute and a window to the side elevation. An inner corridor gives access to the accommodation with an airing cupboard at the far end. On the left is a double bedroom with a window the front elevation. Set to the rear is a small box room which could be utilised as a store or an office space. Adjacent this room is the bathroom with a three piece suite comprising: wash hand basin, WC and bath. With uPVC panelled walls and a large storage cupboard which houses the boiler. Set to the front of the property is a good sized lounge with a door leading through to the kitchen which has a range of base, wall and drawer units with a stainless steel sink and drainer, space for a cooker and plumbing for a washing machine.

Lease Details

Term: 125 years from 19 November 1993.

Annual Ground Rent: We understand a Peppercorn Rent is due and we await solicitors confirming the exact amount.

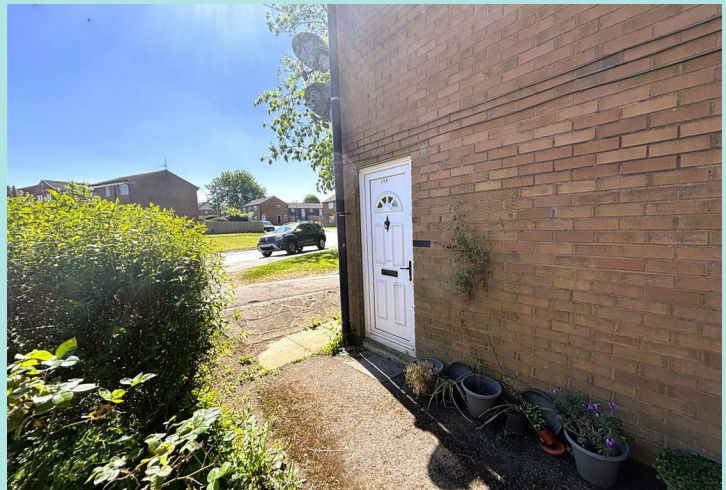
Service Charge: £35.01 per month / £420.12 per annum. We understand this is payable to Together Housing and includes Gas provision to the property.

Council tax band: A

EPC rating: C

Ground rent: £1 per annum (TBC)

Service charge: £35.01 per month



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