



## 4 East Street

Brighouse, HD6 1JB

Offers Around £90,000 Freehold







Offered to the market with the benefit of no upper chain, this stone built, through by light end terraced home offers deceptively spacious one bedroom accommodation. Ideally located for easy access to both Brighouse Town centre and Brighouse Railway Station, it would be an ideal purchase for first time buyers or those looking to invest.

### Location

East Street is a quiet residential street, easily accessed from Gooder Lane via Laura Street, William Street or St John Street. No. 4 is the end terrace of a row of four and is elevated at the rear from Bridge End. Situated just a short walk from Brighouse railway station and within the catchment area of several highly regarded schools, it is close to Brighouse town centre which enjoys many amenities including a range of bars, restaurants, supermarkets and independent retailers.

### Accommodation

A uPVC door opens to a small entrance vestibule with further door into the lounge which enjoys period coving and skirting, a ceiling rose and a small electric stove. The compact kitchen has a window to the rear elevation, a range of base, wall and drawer units with complementary worksurfaces incorporating a stainless steel sink and drainer. With tiled splashbacks, space for an electric oven and space for an under counter fridge. An enclosed staircase leads down to the useful cellar which has a small window to the rear elevation, a sink and drainer unit, plumbing for a washing machine, a radiator, power and light.

From the lounge, a further enclosed staircase leads up to the first floor landing. The spacious bedroom has wood effect laminate flooring and a large window to the front elevation. The generous house bathroom features a white three piece suite comprising: wash hand basin, WC and bath with shower over. There is a useful fitted double cupboard, part tile walls and a window to the rear elevation.

The property features high ceilings throughout, uPVC double glazing and gas central heating. A new boiler was installed in January 2019, and a new roof was installed in July 2019. On street parking is available with no permit being required.



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

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