



## 5 Field Top

Brighouse, HD6 4EQ

Price £195,000 Freehold





Offered to the market with no onward chain, 5 Field Top is a deceptively spacious, stone-built through terrace house offering well-presented three-bedroom accommodation over two floors. Positioned conveniently close to Brighouse town centre offering a range of local amenities and excellent transport links.

### Location

Field Top is a cul-de-sac of terraced properties, set off Old Wyke Lane which is accessed from the main A641/Bradford Road in Bailiff Bridge, This is a convenient location for access to Brighouse, Bradford, the A58 and J26 of the M62. Local shops are within walking distance including a new mini supermarket, recently constructed, with a wider range of amenities available in nearby Brighouse Town centre.

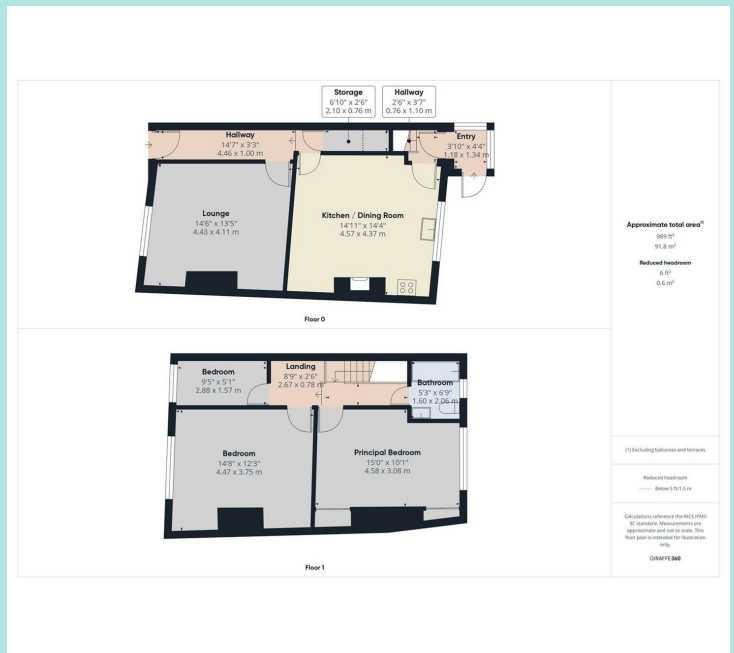
### Accommodation

Access is gained into the entrance porch with a door then leading through to the entrance hallway. A staircase rises to the first floor. The door to your left takes you through to the spacious kitchen/diner offering 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 then leads through to an inner hallway with doors accessing under-stairs storage, the rear elevation and the lounge. The spacious lounge showcases exposed beams to the ceiling and has a large window to the rear elevation allowing for natural light to flood through. An exposed stone fireplace sits at the focal point.

Rising to the first floor landing accessing three bedrooms and the house bathroom. The spacious principal bedroom is positioned to the front of the property benefitting from built-in wardrobes. A further double bedroom and the third single bedroom are positioned to the rear of the property while the house bathroom has a three piece suite comprising a w/c, wash-hand basin and panelled bath with overhead rainfall shower.

Externally, to the front of the property, steps lead up to a gated, enclosed garden with block-paved patio area, built-in stone pizza-oven and further raised, turfed seating area. A door underneath the raised seating area accesses a large cellar space offering the opportunity to convert to create further living space subject to the relevant consents.



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

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