



## 11 John Street

Waring Green, Brighouse, HD6 2DY

Guide Price £105,000 Freehold





Located in the popular area of Waring Green, Brighouse, this stone-built end terrace property presents an exciting refurbishment project for those with a vision. Boasting high ceilings, three bedrooms, and a small patio area to the rear and side, this house is a blank canvass and presents a unique opportunity for buyers to personalise the space to their taste and style. The location is particularly advantageous, with easy access to local schools, making it ideal for young families. Additionally, the nearby transport links ensure that commuting to Brighouse town centre and beyond is both convenient and efficient. Whether you are looking to invest or create your dream home, this end terrace property is well worth considering.

#### Location

The property is located on John Street between Waterloo Road and Frances Street. This is a popular residential location with many local amenities including convenience stores, a launderette, Brighouse library and local parks. Situated within close proximity to the Ofsted Outstanding St Andrew's CofE Junior School and the highly regarded Brighouse High School. Brighouse town centre, all its amenities and transport links are also just a short walk away.

#### Accommodation

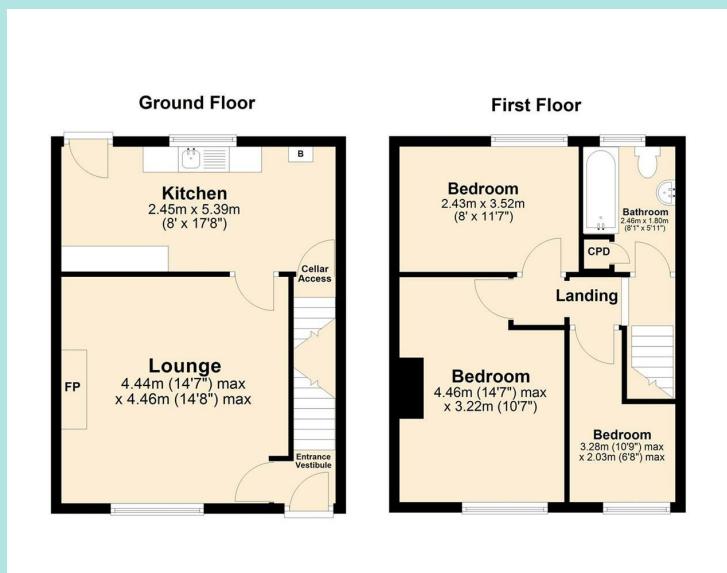
A uPVC and glazed door opens into a small entrance vestibule with a feature archway and open staircase to the first floor. The spacious lounge has ample light via a large window to the front elevation, with period surrounds and skirting. To the chimney breast there is an electric fire with decorative surround. Continuing through to the kitchen at the rear which has a window and further uPVC door which overlook, and lead out to, the rear patio area. There is currently a range of base, wall and draw units with contrasting work surfaces which incorporate a sink with drainer and mixer tap over. There is plumbing for a washing machine and the boiler is positioned on the external wall. A door provides access to a small keeping cellar where the electrics are housed.

Stone stairs lead up from the entrance vestibule to the first floor where the house bathroom provides a white three-piece suite comprising of bath with shower over, WC and wash hand basin, and there is useful fitted storage cupboard. A landing area then leads to three bedrooms, two set to the front with a third bedroom set to the rear.

Externally, to the front of the property there is a small paved area with low, stonewall boundary. At the rear and side of the property is a low maintenance paved patio garden area with stone wall and fenced boundaries, and a useful outside tap. On street parking is available.

#### Please Note:

We are advised the property has previously been underpinned to the side due to historic movement. Our vendors have a recent structural report which confirms there has been no further movement and this is available upon request.



Council tax band: A

EPC rating:

Ground rent: N/A

Service charge: N/A

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