



12 Granny Hall Lane

Brighouse, HD6 2JG

Offers Around £195,000 Freehold





Offered to the market with no onward chain, 12 Granny Hall Lane is a deceptively spacious two double-bedroom end-terrace home that has gone through extensive renovations by the current owners to offer beautifully presented accommodation over three floors. Some of the works carried out include; full re-wire and new fuse board, instalment of a brand-new boiler (with 5-year warranty), and a new heating system.

Location

Granny Hall Lane is a very popular residential Street, accessed via both the main A644 / Halifax Road and Lightcliffe Road, with an area of open parkland. Several highly regarded Junior and Infant Infant Schools, as well as Brighouse High School, are all within walking distance making this a perfect location for a family. Brighouse town centre a little over a mile away with all its shops and amenities, including the Bus and Railway stations, and the M62 is easily accessible.

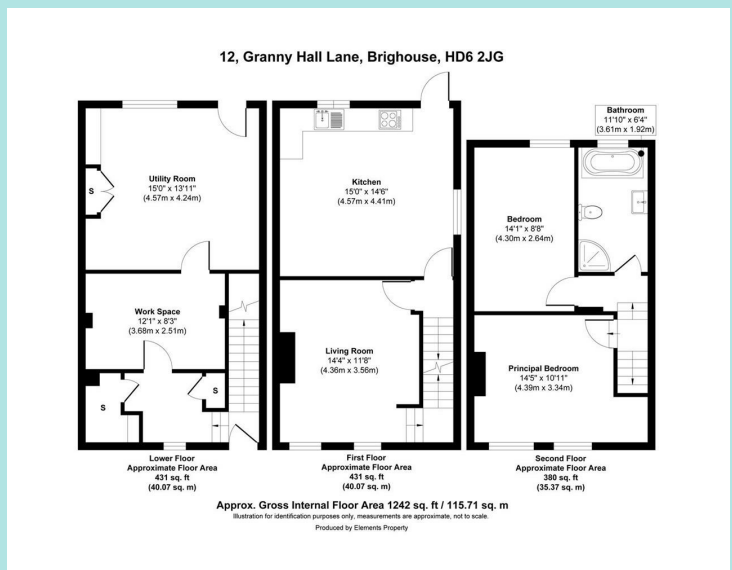
Accommodation

Access is gained through a composite door into the entrance hallway with a staircase straight ahead rising to the first floor and steps leading down to the lower ground floor. The lower ground floor consists of two good-sized and versatile rooms, one currently being used as a utility room with plumbing for a washing machine. The room to the rear has a door leading out to the rear elevation.

Rising to the first floor landing accessing the kitchen/diner and the lounge. The kitchen/diner is finished with oak LVT offers a range of newly-fitted shaker-style wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap. Integrated appliances include an oven, four-ring hob with extractor above and a dishwasher. The spacious lounge has two large windows to the front elevation flooding the room with natural light and has a recess fireplace to the focal point. A staircase in the corner of the room then leads up to the second floor.

The second floor landing accesses two double bedrooms and the house bathroom. The spacious principal bedroom is positioned to the front of the property again with two large windows flooding the room with natural light. The second double bedroom enjoys an outlook over the rear garden while the contemporary house bathroom has a four-piece suite comprising a w/c, wash-hand basin, free-standing bath and walk-in shower cubicle with rainfall attachment.

Externally, to the front of the property is on-street parking. To the rear, accessed from the lower ground floor and first floor, an enclosed and low-maintenance garden is part flagged and part pebbled.



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

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