



6 East Street

Rastrick, Brighouse, HD6 1JB

Offers Around £90,000 Freehold





Ideally located for easy access to both Brighouse town centre and Brighouse railway station, this stone-built, through-by-light mid-terraced home offers deceptively spacious one-bedroom accommodation. Available for immediate occupation, the property benefits from high ceilings throughout, uPVC double glazing, and gas central heating, making it 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. 6 is a mid terrace in 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.

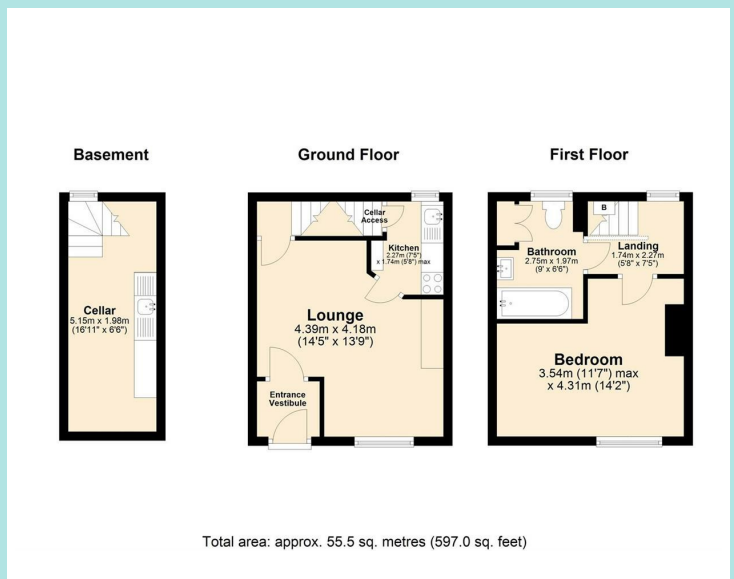
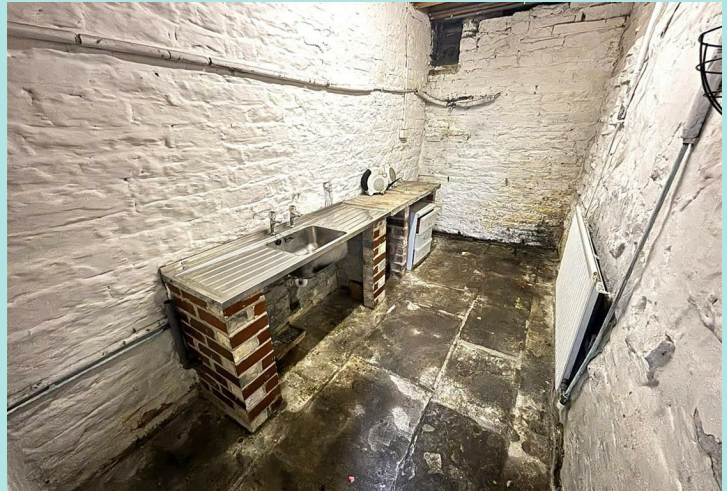
Accommodation

A uPVC door opens to a small entrance vestibule with useful coat hooks. A further door opens to the lounge which enjoys period coving and skirting, and a small electric stove set upon a stone hearth with timber shelf above. The compact kitchen has a window to the rear elevation, a range of base, wall and drawer units with complementary worktops 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 stone flagged floor, a sink and drainer unit, stone keeping table, plumbing for a washing machine, a radiator, power and light.

From the lounge, a further enclosed staircase leads up to the first floor landing where the boiler is positioned to the external wall. A spacious double bedroom has a large window to the front elevation, whilst the generous house bathroom features a white three piece suite comprising: wash hand basin, WC and bath with shower attachment over. There is a useful fitted double cupboard, part tile walls and a window to the rear elevation.

On street parking is available with no permit being required.

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



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