

## 24 Stanley Street

Brighouse, HD6 1SX

**Offers Over £150,000 Freehold**







Situated on a popular residential street in Brighouse, close to a range of local amenities and excellent transport links, 24 Stanley Street is a brick-built two bedroom end-terraced house offering well presented accommodation over two floors alongside an enclosed rear garden.

#### Location

Located on Stanley Street just off Bonegate Road. This popular residential street is conveniently located near Brighouse town centre offering a range of local shops, cafes and chain supermarkets. Within Brighouse is a bus and train station offering links to Leeds, Manchester and London. The M62 motorway network is close by.

#### Accommodation

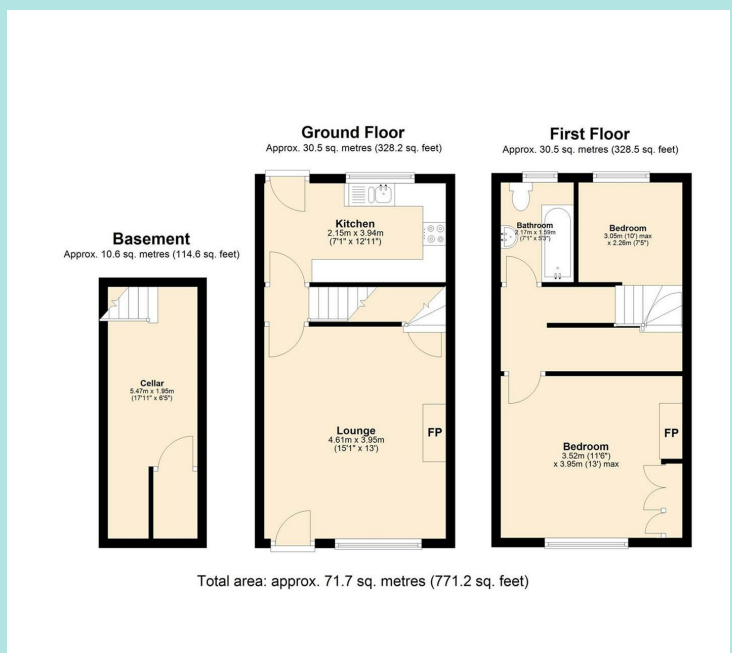
Access is gained through a Upvc door into the spacious lounge which showcases coving and a ceiling rose, with a large window to the front elevation allowing for natural light to flood through. A multi-fuel burner sits at the focal point with oak mantel and slate hearth and a hidden staircase rises to the first floor.

A door from the lounge then leads through to an inner hallway which accesses the useful cellar room and the breakfast kitchen which offers a range of shaker-style wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel one-and-a-half bowl sink and drainer with mixer-tap. Integrated appliances include an oven and four-ring hob with extractor above.

Rising to the first floor landing accessing two bedrooms and the house bathroom. The spacious principal bedroom again has a large window allowing for natural light and benefits from built-in wardrobes. The second bedroom enjoys an outlook over the rear garden while the house bathroom has a three-piece suite comprising a w/c, pedestal wash-hand basin and a panelled bath with overhead shower attachment.

Externally, to the front of the property is on-street parking and to the rear is an enclosed garden with walled borders. The garden benefits from a small outside store.

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



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