



26 Gooder Lane

Brighouse, HD6 1HF

Offers Over £140,000 Leasehold





Offered to the market with the benefit of no upper chain, this stone-built end terrace offers three-bedroom accommodation with high ceilings throughout and a wealth of attractive period features. Conveniently located within close proximity to Brighouse railway station, Brighouse town centre and local schools, the property presents an opportunity for buyers seeking a refurbishment project. Requiring modernisation, the house offers scope to update and refurbish the accommodation to suit individual requirements, while retaining its existing period character. Further benefits include a useful keeping cellar and patio garden. A detached garage to the rear is also included within the sale, this will be held on a separate Freehold title.

Location

Set within an angular plot, No, 26 Gooder Lane is located next to St John the Divine's Church, just a short walk from Brighouse railway station. 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 beautiful stained glass and timber door opens into the entrance hallway with a feature archway, and a half panelled staircase with an ornate wrought iron and timber balustrade. A door at the rear of the stairs gives access to the useful keeping cellar which enjoys a stone flagged floor, recessed shelves, and central stone keeping table. A good size lounge features period coving, ceiling rose, and a coal-effect gas fire set within the chimney breast. Set to the rear of the property, the living kitchen features range of base, wall, and drawer units with complementary worktops which incorporate a 1 and ½ bowl sink with drainer and mixer tap over, and an electric hob. There is an integrated electric oven and plumbing for a washing machine. A wall mounted electric fire is set to the chimney breast with louvre door double cupboards to the top and bottom of the alcove on either the side. A window overlooks the rear garden and there is an external door leading out.

Continuing up to the first floor where a split level landing gives access to an angled bathroom with an avocado green suite comprising: WC, wash hand basin, and bath with shower over. Adjacent to the bathroom is a double bedroom with a fitted single cupboard to the side of the chimney breast. Across the landing, the spacious principal bedroom is situated to the front of the property and enjoys an original fitted double cupboard. The adjacent the bedroom is a single with a window to the front elevation.

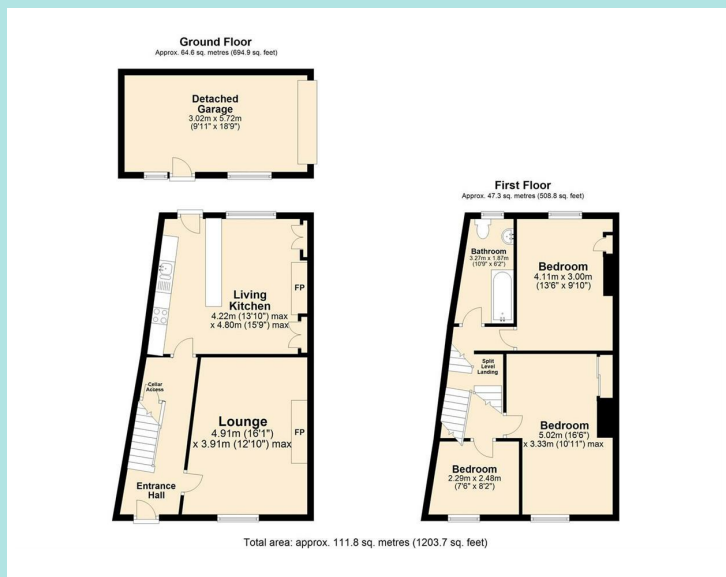
The property is currently heated by electric storage heaters which are situated throughout.

Externally, to the front of the property is a low maintenance pebbled garden area with some mature shrubs and enclosed by railings and a gate. At the rear of the property, a paved patio garden has a small planted border with mature plants and shrubs.

A paved pathway leads to the stone built, detached garage which is accessed from Gooder Lane via Heaton's Yard, and provides an off road parking space. Historically a wash house, the garage benefits from two windows and a door to the side elevation, a stone flagged floor, and an up and over garage door. This garage is currently held on a separate freehold title and we are advised by the vendors that the garage freehold will transfer simultaneously with the dwelling house leasehold.

Lease Details

The property is Leasehold on a 999 years basis from 27 February 1863, with approximately 836 years remaining. We are advised no Ground Rent or Service Charges are payable.



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

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