



## 25 Aire Street

Brighouse, HD6 3RB

£900 PCM





A stone built end-terrace situated on a residential street in the sought after town of Brighouse, presented to a high quality standard. This two bedroom property would be ideal for a small family or professional couple benefiting for the advantageous location of commuting opportunities, wealth of amenities, and good school district. The property acquires the use of external courtyard and additional cellar and attic storage area.

### Accommodation

This well-presented part furnished property briefly comprising of entrance cloakroom and spacious lounge with outset gas fire. The separate kitchen has a range of base, drawer & wall units which provides integrated electric oven, microwave, dish washer, American-style fridge freezer with ice dispenser, five burner gas hob and extractor hood and stainless steel sink unit with mixer tap. The property provides additional storage space with the use of a generous cellar providing washer and dryer. Continuing up to the first floor, a spacious double bedroom with integrated wardrobes and shower room. A second bedroom ideal for a nursery or office space, allows access to sizable, converted attic storage. A bathroom tiled from floor to ceiling, equipped with three-piece modern suite including low flush w/c, gold accented shower cubicle and sink vanity unit with LED mirror.

To the rear of the property is an enclosed garden with stone paved patio, flowerbeds and shrubs.

### Location

This property is situated on a residential street comprising similar properties close to Brighouse town centre which provides a wealth of local amenities from bars, restaurants, convenience stores and wellness facilities. Ideal transport links to the M62 network. Bus and railway stations are located within Brighouse town centre providing excellent commuter links to Huddersfield, Halifax, Bradford and Leeds.

Council tax band: A  
 EPC rating: D  
 Deposit: £1,038



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