



## 12 Victoria Avenue

Brighouse, HD6 1QT

**£1,050 PCM**





A brick built mid-terrace situated on a residential street in the sought after town of Brighouse. This three 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 garden to rear and off street parking.

Images for illustration purposes only - the property is offered unfurnished with the exception of oven/hob & fridge/freezer.

#### Accommodation

This well presented mid-terrace briefly comprising of spacious lounge with outset gas fire. The kitchen having a range of base, drawer & wall units and also provides an integrated electric oven, four burner gas hob and extractor hood, stainless steel sink unit with mixer tap, washing machine & fridge/freezer. Continuing up to the first floor, two spacious double bedrooms and third bedroom ideal for a nursery or office space. A bathroom equipped with three piece white suite including low flush w/c, electric shower unit over bath and sink pedestal with heated towel rail.

To the rear of the property is an enclosed garden with timber decking area leading from the kitchen patio door, with additional flowerbed area.

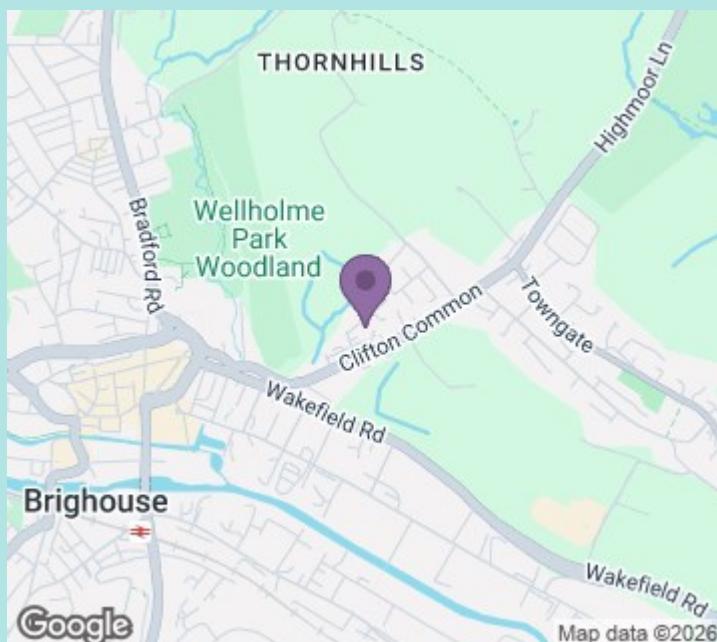
#### Location

This property is situated on a residential street 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. Ideal location for families with close proximity to highly regarded St Johns C of E Primary Academy. The property also enjoys local access to countryside woodland walks and short distance to local pubs The Armitage Arms and The Black Horse Inn.

Council tax band: B

EPC rating: C

Deposit: £1,211



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