



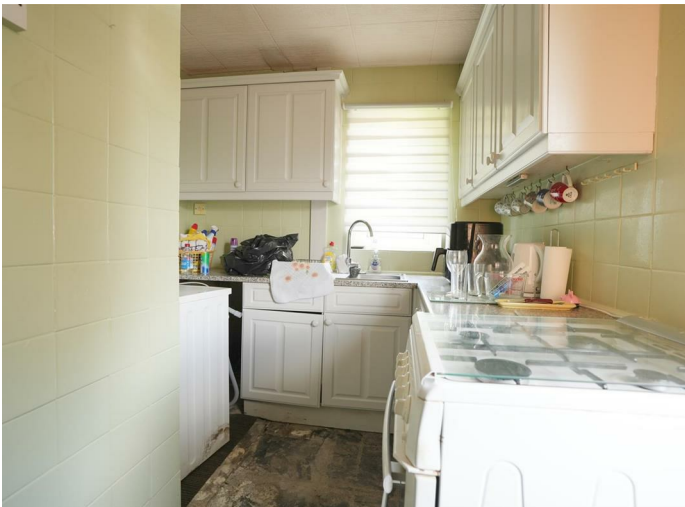
**Reins Road, Brighouse, HD6 3JG**  
**£150,000**

**E&H** Holmes  
ESTATE AGENTS

A three-bedroom semi-detached property situated in the popular residential area of Rastrick, conveniently positioned for local schools, shops and transport links, with easy access to Brighouse town centre and the M62 motorway network. The property offers excellent potential and is in need of modernisation throughout, making it an ideal opportunity for buyers looking to renovate and add value.

The accommodation briefly comprises an entrance hall, lounge, dining room and kitchen to the ground floor. To the first floor are three bedrooms, a house shower room and a separate WC.

Externally, the property benefits from a driveway providing off-road parking for two vehicles, together with front and rear gardens.



### Entrance Porch

UPVC double glazed door to front elevation. Radiator.

### Lounge 11'11" x 15'5" (3.652 x 4.723)

Coal effect, living flame, electric fire place. Radiator.

UPVC double glazed window to front elevation.

### Dining Room 9'10" x 10'10" (3.002 x 3.320)

Electric fire place. Radiator. UPVC double glazed window to rear elevation.

### Kitchen 7'7" max x 9'10" max (2.323 max x 3.018 max)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Gas cooker point. Plumbing for washing machine. Storage cupboard. Door to the side elevation. UPVC double glazed window to rear and side elevation.

### Landing

Stairs from entrance hall. UPVC double glazed window to side elevation.

### Bedroom One 13'6" x 9'9" (4.138 x 2.980)

Radiator. UPVC double glazed window to front elevation.

### Bedroom Two 9'10" x 10'11" (3.016 x 3.329)

Radiator. UPVC double glazed window to rear elevation.

### Bedroom Three 9'8" max x 8'11" max (2.948 max x 2.734 max)

Radiator. UPVC double glazed window to front elevation.

### Shower Room

Wash hand basin. Chrome towel radiator. Shower cubicle. Cupboard housing boiler. UPVC double glazed window to side elevation.

### W.C.

Separate low flush W.C. UPVC double glazed window to side elevation.

### Parking

Driveway for two cars

### Front Garden

Shingle

### Rear Garden

Lawn garden shed

### Council Tax Band

A

### Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is  
///such.alone.venue

### Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.

