



4 Blackburn Buildings, Wakefield Road, Brighouse, HD6 1QL  
Asking Price £82,500

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Tucked away from the main road in a pleasant courtyard position is this one bedroomed back to back terrace. The property offers modern and well presented accommodation throughout. Having a gas fired central heating system and uPVC double glazing together with accommodation comprising in brief: Entrance lobby, living kitchen, cellars, first floor bedroom and 3 piece bathroom. Externally there is a communal courtyard. Being ideally situated for access to the amenities within Brighouse town centre, public transport links and access to the M62 motorway network.





## GROUND FLOOR:

### Entrance Lobby

Accessed via a uPVC exterior door and having a door accessing the living kitchen.

### Living Kitchen

14'4" max x 13'6" max (4.37 max x 4.11 max)

Having 2 central heating radiators. The kitchen is fitted with a range of matching wall and base units with complementary working surfaces inset into which is stainless steel sink with side drainer and a 4 ring gas hob with extractor hood over and electric oven beneath. There is space and plumbing for an automatic washing machine, wall mounted central heating boiler, tiled splashbacks and a uPVC double glazed window. A door accesses the staircase descending to the lower ground floor cellar and a further door accesses the staircase rising to the first floor.

## FIRST FLOOR:

### Landing

Having a central heating radiator and doors accessing the bedroom accommodation and bathroom.

### Bedroom

13'7" x 10'0" (4.14 x 3.05)

Having a uPVC double glazed window and central heating radiator.

### Bathroom

Furnished with a 3 piece suite in white comprising low flush wc, vanity wash hand basin with mixer tap and bath with timber cladded panels. There is part tiling to the walls, a central heating radiator, uPVC double glazed window and a useful storage cupboard.

## OUTSIDE:

Communal courtyard.

## NOTE:

The property includes a section of flying freehold over/under the neighbouring property at 52 Wakefield Road.



**BOUNDARIES & OWNERSHIPS:**

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

**DIRECTIONS:**

Leave Brighouse via A644 and at the next roundabout by Tescos, take the third exit following signs for the M62. At the traffic lights bear left and take the second exit at the mini roundabout onto the A644 Wakefield Road. After approximately 200 yards Blackburn Buildings can be found on the right hand side and access to the subject property can be found to the rear of the terrace.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

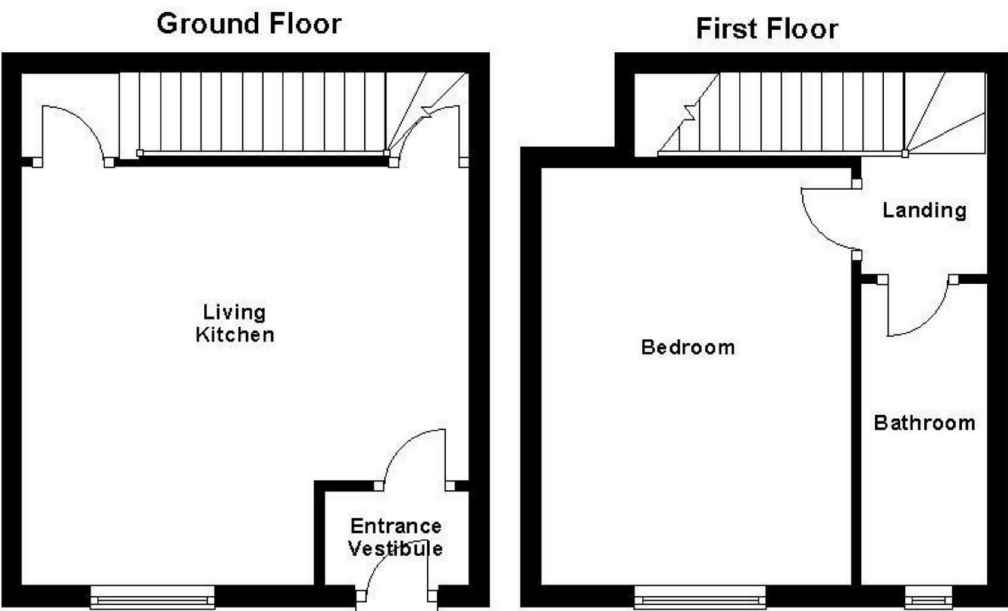
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**MORTGAGES:**

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**ONLINE CONVEYANCING SERVICES:**

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008  
Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:  
1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.  
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.  
PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

