



4 Field Top, Bailiff Bridge, Brighouse, HD6 4EQ
£128,000

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Occupying a quiet back water position with an open aspect to the front, is this recently updated terraced back to back property with 1 spacious double bedroom. Having a garden area to the front and benefitting from gas fired central heating and uPVC double glazing. The property offers a good sized living area with open fireplace, which adjoins a recently updated modern kitchen area. There is also a cellar area to the lower ground floor, as well as a generous double bedroom and separate modern shower room to the first floor. Located in this popular established residential locality which is readily accessible to local shops, schools and public transport facilities.



GROUND FLOOR:

Enter the property via a uPVC external door into the entrance hall.

Entrance Hall

With a staircase rising to the first floor and door leading to the living kitchen.

Living Kitchen

14'9" x 14'10" (4.52m x 4.54m)

A good sized living kitchen which has a central heating radiator and a uPVC window to the front elevation with the focal point of the room being an open fireplace with timber mantel and inset electric stove. Being open plan to the kitchen area which is fitted with a recently updated range of modern wall and base units, complementary work surfaces, inset 1.5 bowl ceramic sink with side drainer and mixer tap, space and plumbing for a washing machine and a built-in induction hob with double oven beneath and extractor canopy above. Steps descend to the lower ground floor.

LOWER GROUND FLOOR:

Cellar

FIRST FLOOR:

Landing

With a central heating radiator.

Bedroom

14'10" max x 11'7" max (4.54m max x 3.54m max)

A generous double bedroom which is fitted with a uPVC window enjoying views to the front, wood effect laminate flooring and a central heating radiator.

Shower Room

Being part panelled to the walls and furnished in a modern 3 piece white suite comprising of a low flush WC, wash hand basin set to vanity storage and corner shower unit with thermostatic mixer shower. There is also a chrome ladder style heated towel rail and uPVC window.



OUTSIDE:

To the front of the property there is a garden area comprising of a gravel seating area and artificial lawn. There is on street parking to the front.

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 Brighthouse via Bradford Road towards Bailiff Bridge, at the cross roads in Bailiff Bridge continue straight ahead and take the first right hand turning on to Wyke Old Lane. Shortly after passing the Co-op the turning for Field Top can be found on the left and the subject property is situated on the right hand side.

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.

VIEWINGS:

Please call our office to book a viewing on 01422 374811.

Ground Floor



First Floor



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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