



## 1 St. John Street

, Brighouse, HD6 1HN

Asking Price £101,000



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**CASH BUYERS ONLY**

**\*\*Ideal BTL generating £695 per month\*\***

Available for sale with **NO CHAIN** is this two bedroom semi detached property situated within walking distance of Brighouse town centre and all of the amenities found within, including supermarkets, independent shops, bars and restaurants. The property is ideally situated with good transport links - the train station is just a few minutes walk and the bus station is in Brighouse town centre. The M62 motorway network is also within easy reach. The property, which has just been refurbished with new carpets, comprises: a living room, a new kitchen, a cellar, a landing, two bedrooms and a new bathroom. Externally the property benefits from an enclosed front garden and a flagged low maintenance garden to the rear.

## **Living Room**

**13'7" x 12'4" (4.14m x 3.76m)**

The light and airy living room has a focal fireplace with an electric fire, a window to the front aspect and an external PVCu door.

## **Kitchen**

**9'4" x 8' (2.84m x 2.44m)**

The newly fitted kitchen has matching wall and base units, wood effect worktops, a pink tiled splashback and tiled flooring and comprises: inset stainless steel sink and drainer, electric oven, gas hob, extractor fan and space for a washing machine. The kitchen houses the combi boiler and benefits from a window to the rear aspect and a PVCu external door.

## **Cellar**

## **Landing**

Providing access to the first floor accommodation.

## **Bedroom One**

**15'8" x 7'11" (4.78m x 2.41m)**

A double bedroom with a window to the front elevation.

## **Bedroom Two**

**9'6" x 7'9" (2.90m x 2.36m)**

A single bedroom with a window to the rear elevation.

## **Bathroom**

**9'0" x 5'6" (2.74m x 1.68m)**

A newly fitted fully tiled house bathroom comprising: bath, sink encased within a vanity unit and WC. With a window to the front elevation,

## **Viewings**

Viewings are strictly by appointment only. Please contact Peter David Properties.

## **Directions**

For Satnav please use the postcode HD6 1HN

## **DISCLAIMER**

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are

contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



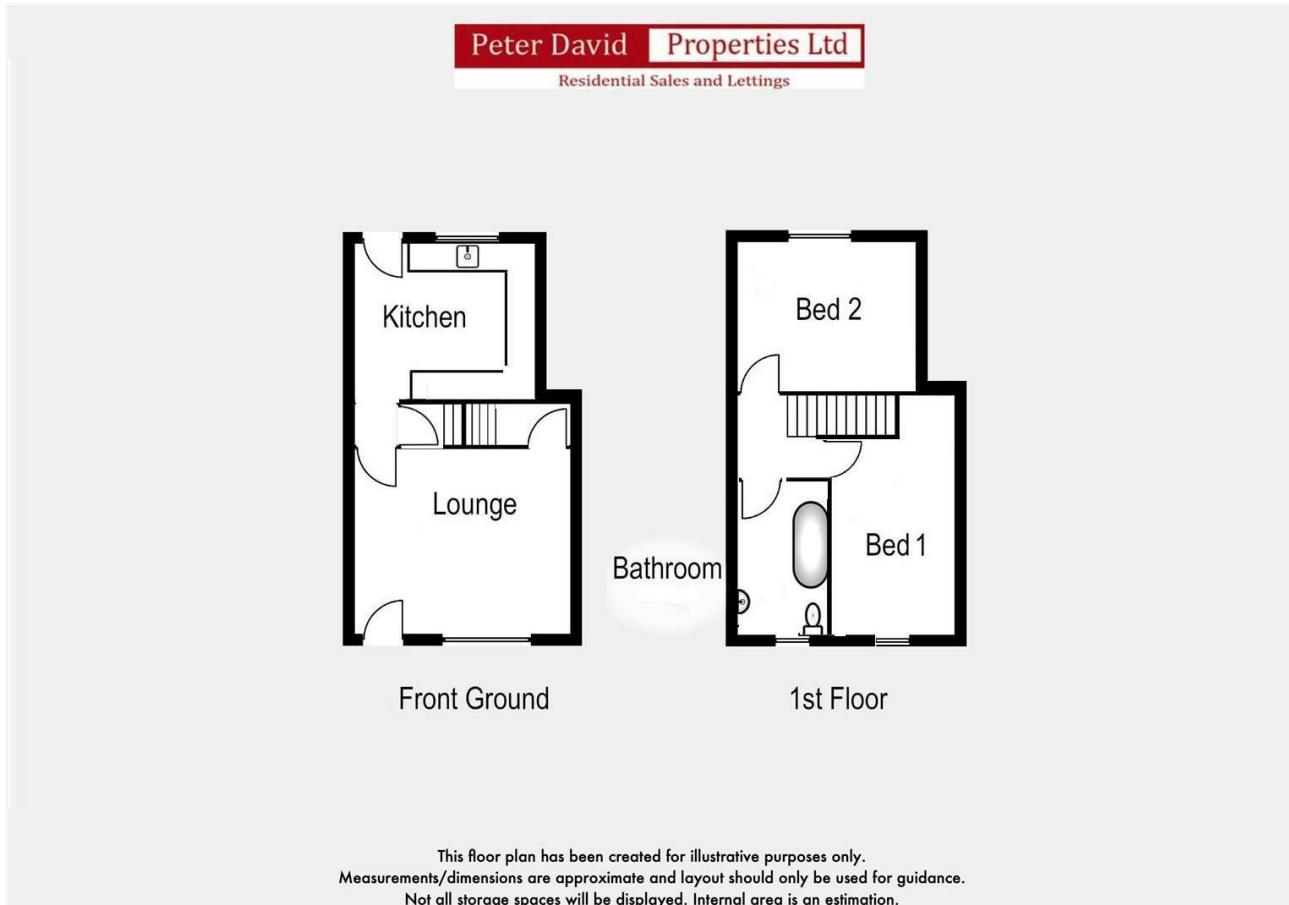
## Hybrid Map



## Terrain Map



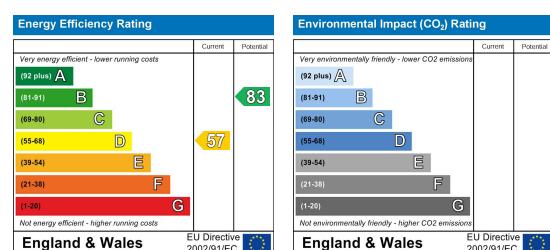
## Floor Plan



## Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.