



## Apartment 4, 10 Bradford Road, Brighouse, HD6 1RW

£750

Two-bedroom penthouse apartment situated in the centre of Brighouse. This apartment offers spacious and well-proportioned living accommodations and easy access to shops amenities bars restaurants and transport links.

NO PARKING SPACE UNFURNISHED

#### ENTRANCE HALL

Carpeted flooring and doors that lead to the bedrooms and the living area.

#### BEDROOM

Double-size room with carpeted flooring and a Velux roof window. The room has a wall-mounted Dimplex Electric Radiator.

#### BATHROOM

Vinyl tile flooring with a chrome heated towel rail and low level flush WC. Wall-mounted wash basin with chrome mixer tap. Wall-mounted mirrored bathroom cabinet ideal for storage. Panel bath with thermostatically controlled mixer shower above. Glass shower screen and Metro brick tiled splashback.

#### BEDROOM

Double-size Ray Mccarthy flooring and space for a Wardrobe. Wall-mounted electric Dimplex radiator and a Velux roof window with plenty of natural light. The ceiling has inset ceiling LED spotlights and also high powered extractor fan.

#### OPEN PLAN LIVING AREA

This is a fantastic space and is the main feature of this apartment with an Open Plan kitchen living room and dining area. The kitchen is a fully fitted kitchen with a range of floor and wall-mounted storage units. Oven and four-ring electric hob. Stainless steel extractor fan. Metro break tile splashbacks and storage drawers. Freestanding dishwasher and stainless steel sink with mixer tap. The dining area has space for a large family dining table and chairs and there is also a cupboard that houses a water tank and space for a washing machine. The living area has space for a three-piece suite and chairs. Three double-glazed windows with views overlooking Brighthouse town.

#### Agent Notes.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

## Directions

## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

## Council Tax Band

D

## EPC Rating:

D

