



1A Brooke Street, Brighouse, HD6 3DT

£234,500

- Unique Investment Opportunity
- Recently Refurbished to High Contemporary Standard
- Prime Location Close to Brighouse Town Centre & M62
- Flexible Commercial and Residential Property
- Chacterful exposed beams and velux skylights
- Off-Street Parking & Unrestricted On-Street Parking
- Successful Airbnb with High Rental Potential
- Smart Door Technology & Full Alarm System
- Close to Schools, Parks, and Recreational Facilities

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Flexible Residential Property with High-End Refurbishment

This is a truly unique opportunity to acquire a stunning, recently refurbished building, offering a flexible Residential living. Perfect for an individual with a home business, this property features a self-contained ground-floor unit with live-over accommodation for personal or rental use.



Council Tax Band: A



This 2 bedroom property has been meticulously refurbished to a high contemporary standard, blending quality fixtures and fittings with charming traditional features such as exposed original beams and high ceilings. This property really has the WOW factor. The space offers a wide range of potential uses, making it a cosy residential home or a versatile investment.

KEY FEATURES

GROUND FLOOR SELF-CONTAINED UNIT:

Own entrance, kitchenette, shower room with underfloor heating.
Rear room that can be used as an office or additional bedroom.
Flexible space ideal for various uses.

SEPARATE ENTRANCE LEADING TO ADJACENT GROUND FLOOR SPACE:

Large wrap-around storage unit, perfect for home office space, storage, or even storage for a motorbike/cycle collection (subject to consents).

UPSTAIRS ACCOMMODATION:

A beautifully tiled hallway leads to the light and airy staircase to the upper floor.
Two spacious double bedrooms, with room for storage furniture and each featuring high ceilings and exposed beams with Electric Velux Windows to flood the rooms with natural light.
They share a contemporary family bathroom with large shower, marble tiling, and steamless mirror with Bluetooth technology.
The Open-Plan Living Kitchen Area again features the stunning high ceilings and exposed beams providing a spacious lounge area with high-level windows, with room for living and dining furniture.
This leads to a sleek, contemporary kitchen with an induction hob, electric oven, extractor, brand-new integrated fridge and freezer, and built-in washer/dryer

PARKING AND OUTDOOR SPACE:

Off-Street Parking: There is off-street parking for one vehicle.
Unrestricted On-Street Parking: Additional parking is available on the road.
Private Outdoor Area: For those seeking outdoor space, an entrance leads off the front driveway to a shared patio at the rear – perfect for a breath of fresh air.

ADDITIONAL FEATURES:

Electric Radiators throughout, and an electric tank for hot water storage (no gas required).
Smart door technology and full alarm system for real-time surveillance and security.
Full external drop-down shutter conceals the two entrances for enhanced security, perfect for a "lock-up and leave" lifestyle.
Furniture available by negotiation, making this a ready-to-move-into opportunity.

LOCATION:

Brighouse Town Centre: Close to Brighouse, providing easy access to local services, commercial amenities, and the railway station.
Education: Brighouse High School and several primary schools are within easy distance, making it a convenient location for families.
Transport Links: Excellent public transport links and quick access to the motorway network via the M62, offering easy travel to surrounding areas and cities.
Nearby Recreation: Adjacent to the open space of Bramston Gardens and the famous ROKT Indoor/Outdoor Climbing Wall Activity Centre for recreation and leisure.

INVESTMENT POTENTIAL:

This property is ideal for a variety of uses, including:
Residential living space or hybrid live/work space for someone running a business from home.

VIEWING:

This property offers immense potential in a sought-after location. Contact us today to arrange a viewing and explore how this investment can meet your needs.

Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor may 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.

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