



## 6, Crofts House Spout Hill, Brighouse, HD6 3QY

£115,000

- 2 Spacious Double Bedrooms
- Bright Lounge with Balcony
- Stylish Family Bathroom
- Allocated Parking Included
- Separate Modern Kitchen
- Excellent Transport Links

# Crofts House Spout Hill, Brighouse HD6 3QY

Immaculately Presented 2-Bedroom First Floor Apartment – Ideal for First-Time Buyers, Professionals, Downsizers or Investors

Unexpectedly back to the market.

Situated in a highly regarded residential area with excellent transport links, this beautifully maintained two-bedroom first-floor apartment offers bright, contemporary living with a spacious layout and quality finishes throughout. Perfectly suited to first-time buyers, professional couples, downsizers, or investors.



Council Tax Band: B



#### Entrance:

With a concealed entrance to the rear of the building, accessed via the residents only car park, this apartment offers added privacy and security. Climb the first set of stairs to enter a bright, welcoming hallway that sets the tone for the accommodation on offer. Doors lead to all rooms, with a useful storage cupboard for household essentials and a separate cupboard housing the boiler.

#### Bright and Spacious Lounge:

A sunny dual-aspect living space with French doors opening onto a Juliet balcony, allowing natural light to flood the room. Ample space for both lounge and dining furniture, with stylish contemporary panelling adding a modern touch.

#### Separate Kitchen:

Well-appointed with electric oven, ceramic hob, and stainless steel sink positioned under the window. Practical laminate flooring extends through the kitchen and hallway for easy maintenance.

#### Two Generous Double Bedrooms:

The main bedroom features a front-facing window, quality fitted wardrobes, and new carpets, all finished in a fresh, neutral palette.

The second bedroom is also a full double and currently used as a home office, ideal for flexible modern living.

#### Family Bathroom:

Includes a full-size bath with thermostatic shower over and laminate flooring.

#### Additional Features:

All the rooms are generously proportioned

Electric heating throughout

New carpets and well-maintained interiors in a contemporary neutral style

Allocated parking space

#### Location Benefits:

Quiet residential setting with a strong community feel

Excellent access to the M62 motorway – ideal for commuters

Close to well-regarded schools and just 5 minutes to local supermarkets and amenities

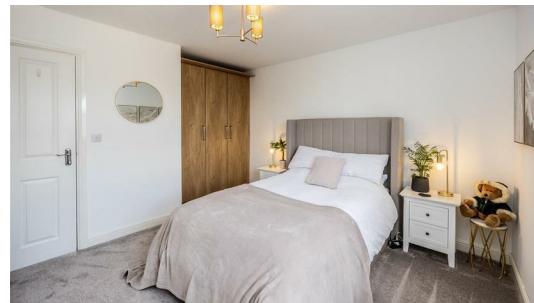
#### Don't Miss Out:

A ready-to-move-into property in a prime location – early viewing is highly recommended.

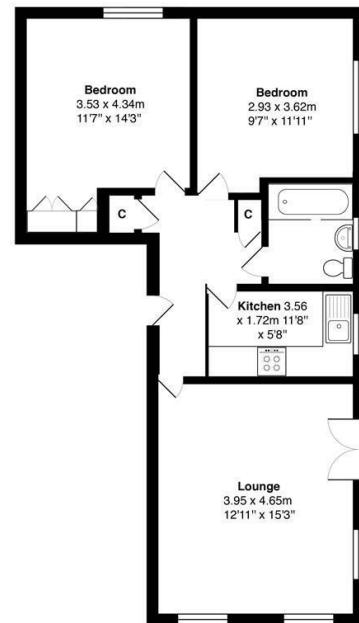
#### **Agent Notes & Disclaimer**

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.

Leasehold with a monthly service charge of £80.20







Total Area: 59.2 m<sup>2</sup> ... 638 ft<sup>2</sup>

All measurements are approximate and for display purposes only

