



14 West Street, Brighouse, HD6 2BN

£160,000



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This charming two-bedroom mid-terrace home has been thoughtfully modernised and offers a bright lounge with log burner, a well-appointed kitchen overlooking a south-facing rear garden, and two comfortable bedrooms with built-in storage. Additional features include a generous family bathroom, loft and cellar storage, and on-street parking. Conveniently located in Waring Green, the property is close to schools, shops, and transport links.



Ground Floor

The spacious lounge overlooks the front of the property and combines a modernised feel with original coving and a fully functioning log burner, creating a warm and inviting living space. There is ample room for storage or shelving units.

The kitchen has been updated to a high standard and is filled with natural light from the rear window which overlooks the rear south-facing garden. It features plenty of storage cupboards, an integrated oven, induction hob and integrated washing machine, with room for freestanding fridge freezer, making it ideal for family life.

First Floor

The principal bedroom overlooks the front of the property and comfortably accommodates a double bed, with space for additional freestanding storage. A built-in cupboard provides useful clothes storage.

The second bedroom overlooks the rear garden and currently houses a single bed but can easily fit a double, there is room for freestanding furniture. A modern central heating boiler in a fitted cupboard completes the room.

The family bathroom is generously sized and modern in style, with a bath, shower, wash basin, heated shower rail, WC, and a built-in cupboard for toiletries.

Additional Features

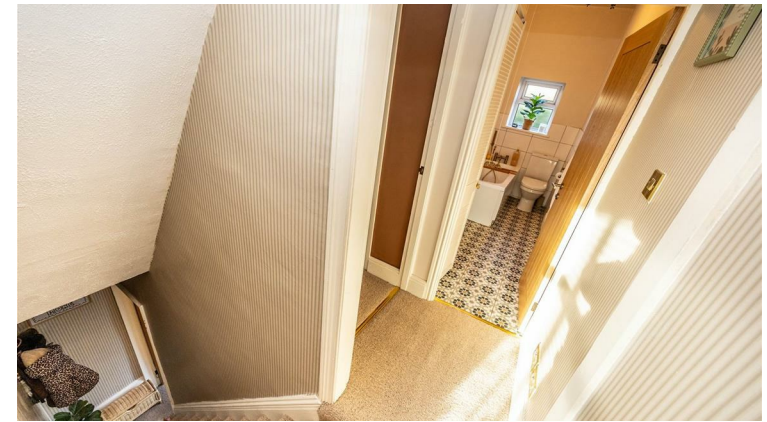
A well-maintained cellar offers extra storage and is well lit. Loft access provides further storage space. On-street parking is available for residents.

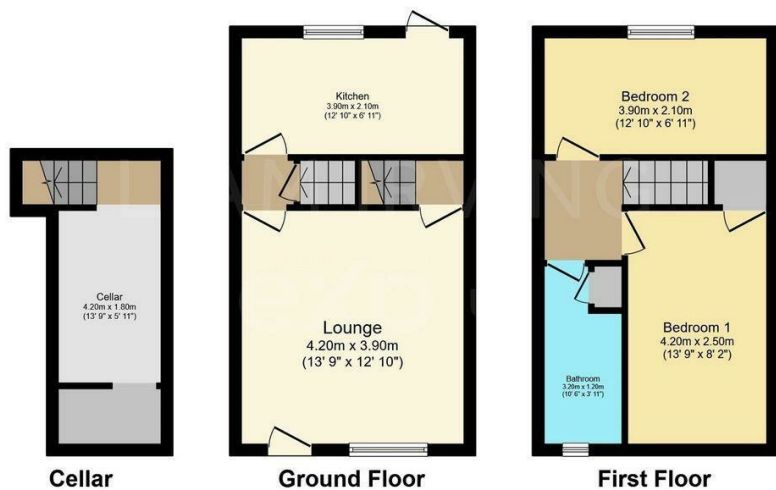
Location

Situated in the Waring Green area, the property is close to local schools, shops, and transport links, making it a convenient and well-connected home.

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.





Total floor area 68.4 sq.m. (736 sq.ft.) approx

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Viewings

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

