



## 22 Clifton Common, Brighouse, HD6 1QW

£115,000





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This one-bedroom mid-terrace property is located in the popular area of Clifton, Brighouse and presents an excellent investment opportunity, offering scope for light renovation throughout to enhance value and rental appeal. The property benefits from plenty of natural light, well-proportioned accommodation, and an attractive rear outlook.



## Accommodation

The accommodation is arranged over two floors and briefly comprises:

### Lounge

Located to the front of the property, the lounge provides a bright and welcoming living space, benefiting from good natural light and offering flexibility for modern furniture arrangements.

### Rear Porch

Positioned directly after the lounge, the rear porch offers a practical transitional space and provides access to the rear garden, adding convenience and functionality to the layout.

### Kitchen

The kitchen is fitted with an oven, hob, and stainless steel sink, with space for a washing machine. Offers a practical layout with scope for modernisation.

### Bedroom

A large double bedroom located on the upper floor, featuring windows to the front elevation, allowing ample natural light.

### Bathroom

A functional bathroom completing the accommodation, offering potential for cosmetic improvement.

### Gardens & Parking

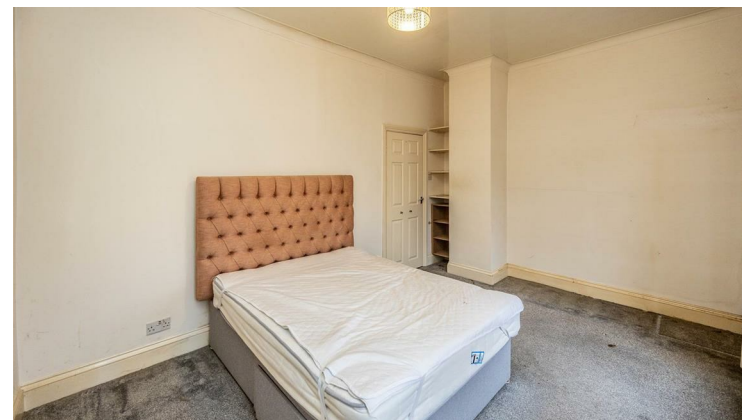
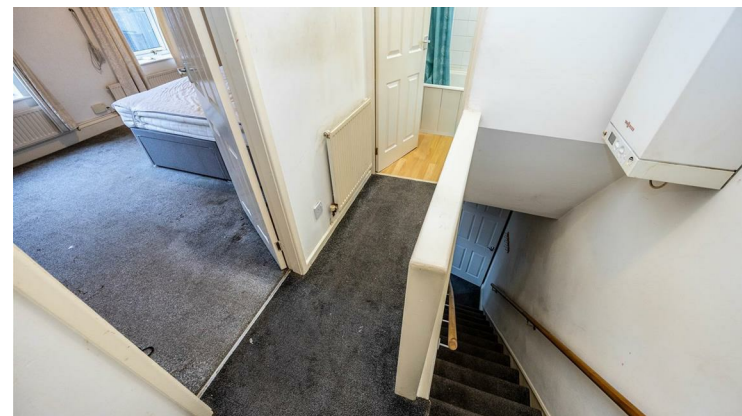
To the rear, the property enjoys a garden backing onto open fields, providing far-reaching views and a notable level of privacy, rarely found with terrace properties. This open outlook enhances both lifestyle appeal and tenant desirability.

On-street parking is available to the front of the property.

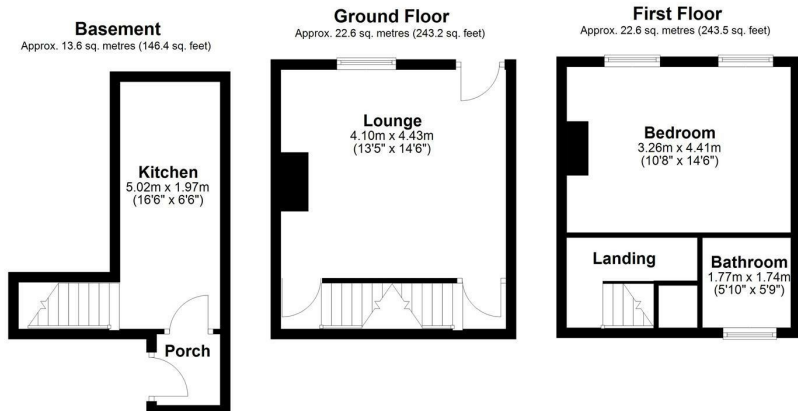
### Location

Ideally positioned within Clifton, Brighouse, the property is just a five-minute walk from Brighouse town centre, offering access to a wide range of shops, cafés, amenities, and transport links. The location also benefits from excellent motorway connectivity, with convenient access to the M62, providing direct routes to Leeds, Manchester, and surrounding areas.

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 area: approx. 58.8 sq. metres (633.1 sq. feet)



## Viewings

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