



## Marion Street, Brighouse,

**£90,000**

\* REAR TERRACE \* TWO BEDROOMS \* CLOSE TO AMENITIES/TRANSPORT LINKS \*

\* GARDEN \* CURRENTLY TENANTED @ £6,600 P/A \*

This two bedroom rear terrace property would make an ideal purchase for a number of buyers.

Situated on the outskirts of Brighouse town centre which boasts amenities, shops and excellent motorway links.

Benefits from gas central heating, double glazing and a garden to the outside.

The accommodation briefly comprises entrance vestibule, open plan lounge/kitchen, cellar, two first floor bedrooms and a house bathroom.

To the outside there is a garden to the outside.

CURRENTLY TENANTED AT £6600 PER ANNUM.



Entrance Vestibule

Open Plan Lounge/Kitchen

Kitchen area is fitted with a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor fan and breakfast bar.

The lounge area has a feature fireplace, radiator and double glazed window.



Cellar

First Floor

Bedroom One

With ornamental fireplace, radiator and double glazed window.

Bedroom Two

With radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator.



Exterior

To the outside there is a garden.

Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, turn right onto Parkside/A643, right onto Halifax Rd/A649, left onto Bradford Rd/A641, turn right onto Rayner Rd, left onto Marion St and the property will be seen displayed via our For Sale board.



TENURE

FREEHOLD

Council Tax Band

A

PLEASE NOTE

The photographs were taken prior to the current tenant moving in and are for illustrative purposes only.



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided 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 for guidance only, as are floorplans 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 purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

