

**12 Martin Street, Brighouse, HD6 1DA**  
**£200,000**

Having undergone a complete series of modernisation, this FOUR BEDROOM mid terrace, located close to the centre of Brighouse would make an ideal buy for a variety of potential purchasers. Internal viewing is essential to appreciate the spacious room sizes and the stylish fixtures and fittings.

COUNCIL TAX BAND - A

EPC RATING - F

Offered with NO ONWARD CHAIN this grand and imposing four bedroom mid terrace, set over three floors, is well positioned close to the centre of Brighouse to take advantage of its many amenities and services along with superb transport links. The property itself has been modernised to an excellent standard, blending modern home comforts with character features and briefly comprises of a lounge and splendid kitchen diner to the ground floor, two bedrooms and a bathroom to the first floor and two further bedrooms to the second floor. Additionally there is a useful storage cellar and a yard to the rear.

## GROUND FLOOR

### LOUNGE

Main reception room with high ceiling and original cornice. Gas central heating radiator, double glazed window and gas fire set within a decorative surround.

### STAIRS

Separating the lounge from the kitchen with stairs to the first floor.

### DINING KITCHEN

A room with the wow factor, a splendid dining kitchen fitted with a range of modern gloss wall, base and island units with a contrasting work surface over providing breakfast bar seating. There is a fitted electric oven with ceramic hob over. Further storage is available within the original storage cupboards and drawers to the side of the chimney breast. The room has a double glazed window, a door to the rear, central heating radiator, luxury vinyl flooring and finished with a gas stove.

### CELLAR

A good size cellar, ideal for storage.

## FIRST FLOOR

### LANDING

Storage cupboard.

### BEDROOM

Large double bedroom to the front elevation with original cornice and walk in closet. Double glazed window and a central heating radiator.

### BEDROOM

To the rear elevation with a double glazed window and a central heating radiator.

### BATHROOM

Fantastic, fitted three piece bathroom suite in white with contemporary black accents comprising of a low flush w.c, hand wash basin on a vanity unit and bath with shower and screen over. Double glazed window, luxury vinyl flooring and a heated towel rail.

## SECOND FLOOR

### LANDING

### BEDROOM


To the front elevation with a double glazed window, central heating radiator and eaves storage.

### BEDROOM

To the rear elevation with a Velux window, central heating radiator and eaves storage.

### EXTERNAL

The property sits in an elevated position with steps leading to the door at the front. To the rear an enclosed paved garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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