



Highfield Avenue | | Brighouse | HD6 4EB

Offers in the region of £159,950



SHERIDAN  
BAILEY  
PROPERTY



Highfield Avenue |  
Brighouse | HD6 4EB  
Offers in the region of £159,950

A fantastic opportunity, this 2 bed mid terrace property located in a quiet location is offered with vacant possession so no upward chain, particularly attractive to first time buyers, professional couples and buy to let investors

The property has been well maintained and requires some cosmetic modernising in parts, It does benefit from modern uPVC double glazing and a Worcester combination boiler (April 2021). Accommodation briefly comprises, Lounge, kitchen, two first floor bedrooms and house bathroom. Externally there is a off road parking, and to the rear a south facing garden.

Early viewing is strongly recommended

- Vacant Possession / No upward chain
- Off street parking and rear garden
- Good size living room & master bedroom
- Perfect for first time buyers, professional couples and buy to let
- Located in a quiet location
- Includes, gas cooker, fridge/freezer, washing machine and shed

### Living Room

Front door leads to a generously sized, light and airy living room. Large double glazed window to front elevation. Wood fire surround with marble back and hearth and inset living flame gas fire. Partially glazed door leads into Kitchen.







### **Kitchen**

Another light room due to a good sized window to rear elevation and partially frosted glass rear door leading into the garden. The kitchen comprises of a range of wall and base units with work tops over. There is a gas oven with 4 hobs and extractor over, plus plumbing for a washing machine, and larder style fridge freezer. Door off leading to first floor accommodation.

### **Stairs to first floor landing**

### **Master Bedroom**

Generously sized double bedroom with double fitted wardrobes and large window to front elevation.

### **Bedroom 2**

Single bedroom with rear garden views

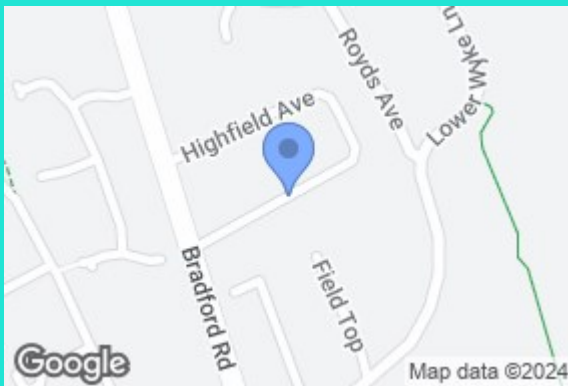
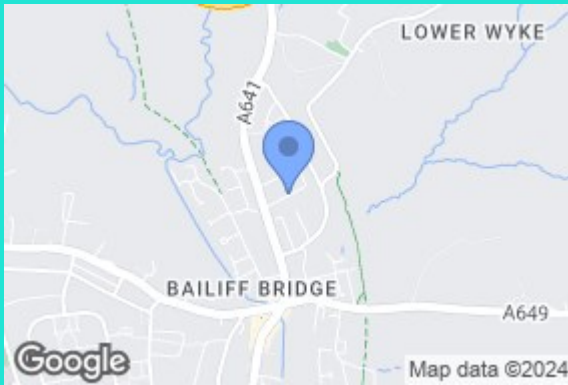
### **Bathroom**

Tiled bathroom comprising panelled bath with shower over and glass side screen, pedestal wash basin and step up to WC . Double-glazed window.

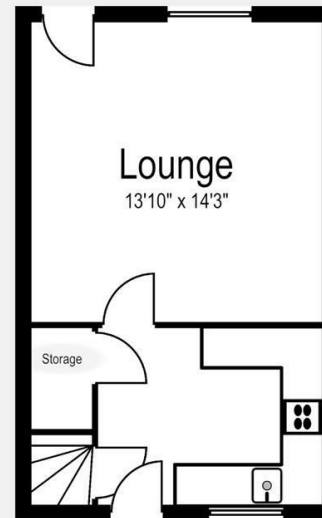
### **External Areas**

The front of the property benefits from off street parking for 1 vehicle. To the rear of the property is predominately flagged and planted with wild flowers and shrubs.



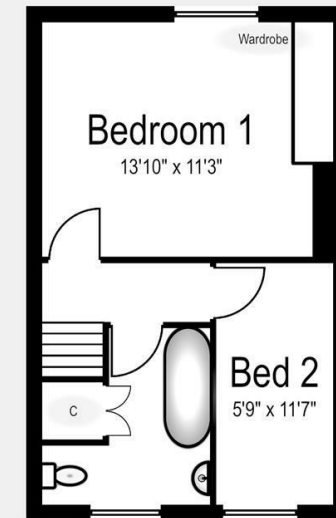


### Front Ground

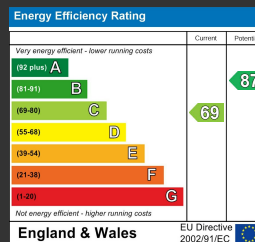


HD6 4EB  
Internal - 632ft2

### 1st Floor



This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.



HALIFAX  
West Yorkshire

01422 525285  
hello@sheridanbaileyproperty.co.uk  
sheridanbaileyproperty.co.uk