



Maryville Avenue, Brighouse, HD6 2NX

welcome to

Maryville Avenue, Brighouse

Offered with no onward chain this two bedroom semi-detached bungalow situated in Brighouse close to local schools & amenities which would be of interest to the for a first time buyer or investor. Benefiting from off street parking and garden and garage to the rear. Contact us now to to view!



Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Study

10' x 7' (3.05m x 2.13m)

The study comprises of carpet flooring, ceiling strip light, gas central heating radiator, UPVC double glazed window to the rear elevation.

Lounge

14' 4" x 13' (4.37m x 3.96m)

The lounge comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted gas fire, UPVC double glazed window to the front elevation.

Kitchen

10' 6" x 8' 3" (3.20m x 2.51m)

The kitchen comprises of vinyl flooring, ceiling light point, gas central heating radiator, matching wall and base units, with work top over, gas hob and oven with extractor over, UPVC double glazed window to the front elevation.

Bedroom /Loft

20' 11" x 10' 4" (6.38m x 3.15m)

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, under eaves storage. UPVC double glazed window to the side elevation.

Bedroom Two

13' 5" x 9' 1" (4.09m x 2.77m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobes, UPVC double glazed window to the rear elevation.

Bathroom

The bathroom comprises of laminate flooring, ceiling light point, tiled walls, low level W/c, paneled bath with shower over, fitted vanity unit with wash basin, UPVC double glazed window to the front elevation.

Externally

Externally the property benefits from a lawned garden and driveway to the front and to the rear there is a lawned area and garage,



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Maryville Avenue, Brighouse

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- SOLD WITH NO ONWARD CHAIN
- MODERNISATION REQUIRED THROUGHOUT
- GARDEN & DRIVEWAY AND GARAGE
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

offers over

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114167 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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