

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,





## welcome to

# 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







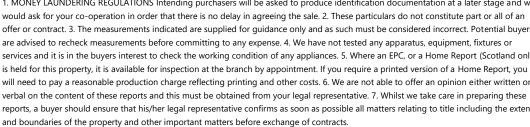
Satoru Gojo St Joseph's Catholic Primary Academy &... Google Map data ©2025

Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/HFX114167



Property Ref: HFX114167 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent







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