



**Smithy Carr Lane, Brighouse HD6 4BG**



**welcome to**

**Smithy Carr Lane, Brighouse**

Perfect for first time buyers as well as downsizers and commuters. Centrally located END TERRACE with modern presentation throughout. 2 DOUBLE bedrooms. Real wood worktop kitchen, spacious lounge with log burner and great garden space to rear.



## Living Room

14' 11" x 13' 11" ( 4.55m x 4.24m )

Immaculately presented lounge with a feature bricked fireplace and chimney breast, and log burner. Carpeted flooring, a large window to the front. Beautifully decorated Spacious Lounge, with a porch way leading to the front door of the house.

## Kitchen

13' 8" x 9' 6" ( 4.17m x 2.90m )

Beautifully presented kitchen, extremely modern, fitted with grey base and wall units with real wood work tops with a breakfast bar. Integrated electric oven and hob with extractor hood, and wine rack. Space for under counter washing machine. A mixer tap and 1.5 basin porcelain sink. With a double glazed window and door to the rear, warmed by a central heating radiator.

## First Floor Landing

Large carpeted landing, beautifully presented, with oak doors leading to both bedrooms and bathroom.

## Bedroom One

11' 4" x 13' 9" ( 3.45m x 4.19m )

Extremely spacious double bedroom with carpeted flooring, a double glazed window to the front and warmed by a central heating radiator.

## Bedroom Two

6' 7" x 12' 10" ( 2.01m x 3.91m )

Good sized bedroom with carpeted flooring, and a double glazed window to the rear.

## Bathroom

6' 9" x 6' 10" ( 2.06m x 2.08m )

Spacious bathroom, immaculately presented, fully grey tiled, with a heated towel rail, plus under floor heating. A double glazed window to the rear, shower over bath with glass shower screen, low flush WC and wash hand basin.

## Loft Space

Partially boarded loft with access via pull down ladder, offering lots of extra storage.

## External Rear Garden

Enclosed rear garden with timber fence, patio area to the house with a gate leading to the rear path of the house.



**view this property online** [williamhbrown.co.uk/Property/HDF116922](http://williamhbrown.co.uk/Property/HDF116922)



welcome to

## Smithy Carr Lane, Brighouse

- Town Location
- Close To Bus and Train Stations and Motorway Access For Commuters
- Ideal For First Time Buyers
- Two DOUBLE Bedrooms
- Log Burner

Tenure: Freehold EPC Rating: E

offers in the region of

**£160,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDF116922](http://williamhbrown.co.uk/Property/HDF116922)



Property Ref:  
HDF116922 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01484 542072**



[huddersfield@williamhbrown.co.uk](mailto:huddersfield@williamhbrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**