

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

## welcome to

# **Smithy Carr Lane, Brighouse**

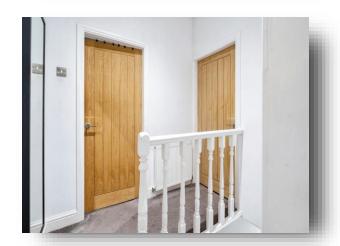
Perfect for first time buyers as well as downsizers and commuters. Centrally located END TERRACE with modern presentation throughout. 2 DOUBLE bedrooms. Real wood worktop kitchen, spacious lounge with log burner and great garden space to rear.













### **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.





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# **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

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