



**Crowtrees Lane, Brighouse, HD6 3NE**



**welcome to**

**Crowtrees Lane, Brighouse**

**\*GUIDE PRICE £160,000 - £170,000\*** This fabulous property is prime for investment with scope to separate into two dwellings, recently renovated with a patio garden, integral garage and a workshop. Located in highly sought-after Brighouse close to local amenities, schools and bus routes.



### **Living Room (1st Floor)**

19' 3" x 21' 8" irregular shaped room ( 5.87m x 6.60m irregular shaped room )

A spacious living area, open-plan into the kitchen. The living room has laminate flooring, two double glazed windows overlooking the rear and two overlooking the front. There are three gas central heated radiators, and French doors opening onto a patio terrace.

### **Kitchen (1st Floor)**

7' 11" + units x 12' 1" ( 2.41m + units x 3.68m )

A modern fitted kitchen with laminate flooring, laminate worktops, a 1.5 sink and drainer, an electric hob, oven and extractor hood, with a double glazed window overlooking the front and warmed by a gas central heated radiator.

### **Bedroom 1 (1st Floor)**

11' 7" x 12' 6" irregular shaped room ( 3.53m x 3.81m irregular shaped room )

The bedroom has integral wardrobes with carpeted flooring, a double glazed window overlooking the rear and is heated by a gas central heated radiator.

### **En-Suite (1st Floor)**

With laminate flooring, an extractor fan, a heated towel rail and a four-piece suite including a low-flush W/C, a sink, a shower cubicle and a bidet.

### **Hallway (ground Floor)**

With a gas central heated radiator.

### **Bathroom (ground Floor)**

With an extractor fan, laminate flooring, a heated towel rail and a three-piece suite including a P-shaped bath with a shower over, a low-flush W/C and a pedestal sink,

### **Kitchen (ground Floor)**

8' 9" x 5' 10" ( 2.67m x 1.78m )

With laminate worktops, a heated towel rail, a sink and plumbing for a washing machine.

### **Bedroom 1 (ground Floor)**

8' 4" into recess x 12' 2" ( 2.54m into recess x 3.71m )

With a double glazed window to the rear and heated by a gas central heated radiator.

### **Bedroom 2 (ground Floor)**

An irregularly shaped second room with integral cupboards, a double glazed window to the rear and a gas central heated radiator.

### **Integral Garage**

With an electric garage door and a double glazed window, with power and lighting.



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## Crowtrees Lane, Brighouse

- Fabulous investment opportunity
- Highly sought-after location
- Prime for conversion into two dwellings
- Integral garage plus workshop space
- Recently modernised throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£160,000 - £170,000**



Please note the marker reflects the postcode not the actual property

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