



18 Church Street

Brighouse, HD6 3NF

Offers Around £220,000





This detached house is located in the middle of Rastrick, close to the local shops and schools and within walking distance of the town centre. Step inside and you will appreciate the accommodation features generous sized rooms and has gas central heating with a relatively new boiler and uPVC double glazing. The three bedroomed accommodation is on two levels and there is also a lower ground floor with a separate access, which is suitable for a variety of uses including an office for those working from home.

Location

This detached house is located in the middle of Rastrick, close to the local shops and schools and within walking distance of the town centre and its amenities. The property is also convenient for the bus routes, railway station and the M62 network.

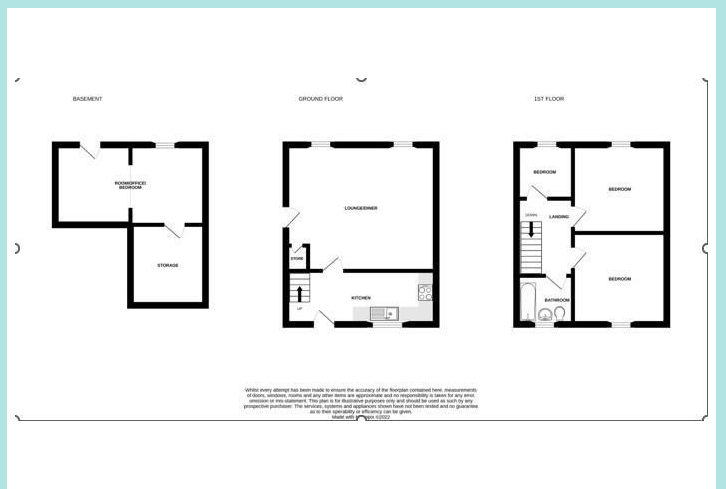
Accommodation

A uPVC external door leads directly into the kitchen which benefits from a good range of base and wall units with contrasting worktops incorporating an inset sink unit with tiled splashbacks. There is a four ring gas hob, built-in electric oven and extractor chimney. Plumbing for both washing machine and dishwasher. Continuing into the Lounge/Dining Room which is generous in size and has stained wood floorboards and a radiator. There is an understairs storage cupboard which houses the gas combination central heating boiler that is only 18 months' old and still under guarantee.

To the first floor there are three bedrooms with stained timber floorboards and pleasant views. The house bathroom enjoys a three-piece Whisper Pink coloured suite comprising WC, wash hand basin and panelled bath with mixer tap shower unit, with tiled splashbacks. The lower level of the property is accessed via an external uPVC door which leads into two open plan rooms which could be utilised for a variety of uses such as home office. Please also note that from this room there is access under the remainder of the house providing a large storage space.

Externally

At the front of the property there is a small timber decked area with shrubs. This extends to the side of the property, where there is a larger timber deck/patio area. Steps lead down to the rear of the property where there is a tarmac parking space for one car and access to the lower ground floor. The property also has, by separate agreement, the right to park one car in the community centre car park.



Council tax band: C

EPC rating: C

Deposit: N/A

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