



## 17 Garlick Street

Brighouse, HD6 3PW

£175,000 Leasehold





This three bedroomed semi detached house offers accommodation ideal for a young family. Step inside and you will appreciate it does require modernisation and refitting to bring it up to present day standards but this has been reflected in a competitive price. Together with the property there is a single car attached garage and good sized gardens.

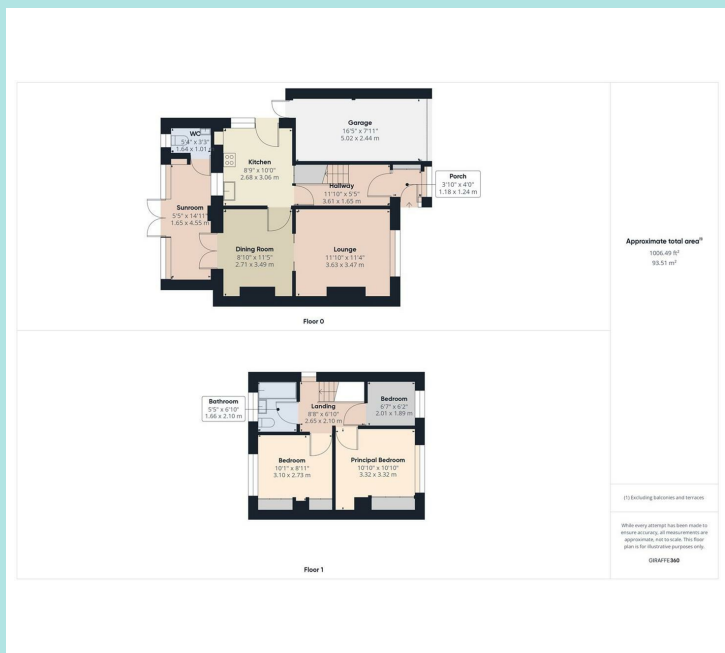
#### Location

Garlick Street is a pleasant residential street and close to the popular Carr Green Primary School. It is also convenient for access to the town centre which is less than 5 minutes' drive away, as is J24 of the M62.

#### Accommodation

An entrance porch leads to the hallway. The lounge overlooks the front garden at the property and has a gas fire and fireplace. Timber and glazed sliding doors lead to the dining room which has French doors at the rear leading to a good sized conservatory that overlooks the rear garden. Off the conservatory is a cloakroom with low flush WC and a wash hand basin. The kitchen has a sink unit and range of older fitted cupboards, together with gas point for a cooker and plumbing for a washing machine. There is a side stable type entrance door. On the first floor are three bedrooms, two of which are doubles and one has fitted wardrobes. The bathroom has a three-piece pink coloured suite with electric shower and complementary tiling. Landing with access to the loft.

There is a flowerbedded and shrubbed garden at the front of the property with a driveway leading to a single car attached garage with an electric up and over door. At the rear of the property is a good sized garden with lawned areas, flowerbeds, shrubs and paved patio areas, though some cultivation is required.



Council tax band: C  
EPC rating: C  
Ground rent: £4.00 p.a.  
Service charge: N/A

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