



67 Lower Edge Road

Brighouse, HD6 3LE

Offers In Excess Of £159,995 Freehold





This stone built through terraced house offers three bedroomed accommodation, ideal for a first time buyer. The property has been substantially improved over recent years to include new windows, new front door, log burner, loft insulation and new shower room. Together with the property is a pleasant garden to the rear and open aspect.

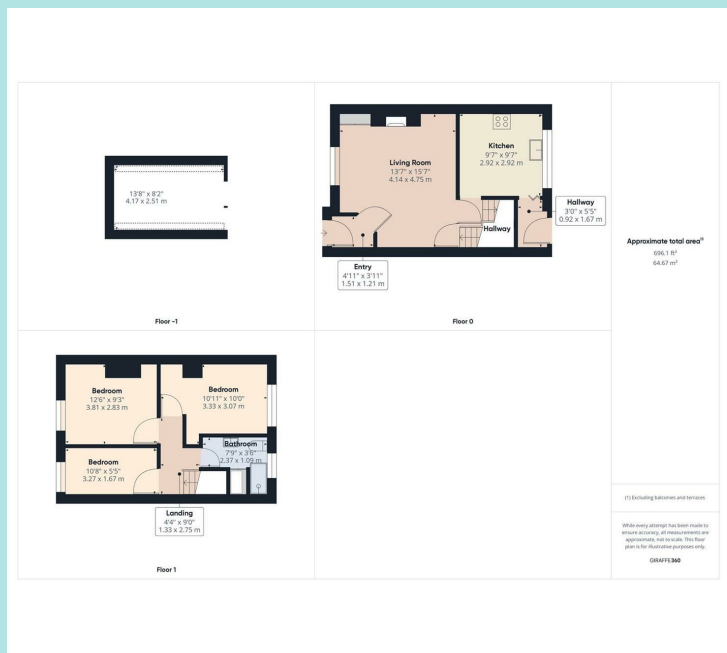
Location

No.67 stands at the top of Lower Edge Road, in this pleasant position, between Rastrick and Brighouse. It is an ideal location for those needing access to the motorway, as J24 if only 5 minutes' drive away. Carr Green Primary School is close by, as is Castlefields Golf Course and Brighouse railway station.

Accommodation

There is a large useful keeping cellar providing storage space. On the ground floor is an entrance lobby leading to a good sized lounge with original stone fireplace housing a multi-fuel stove. Storage cupboards to one alcove and beamed ceiling. The kitchen has a pleasant aspect over the rear garden and includes a range of modern base units, drawer units and wall units, together with worktops and tiled splashbacks. There is a gas hob, electric oven and plumbing for a washing machine. Gas central heating boiler. Rear entrance lobby with uPVC external door. On the first floor there is a double bedroom to the front of the property with stone fireplace and a second double bedroom to the rear with open aspect. The third single bedroom at the front of the property would be ideal as an office for those working from home. The recently refitted shower room has a WC, wash hand basin and a large fully tiled shower cubicle with Rainforest shower head. There is a linen cupboard and extractor fan.

At the front of the property is a small paved yard whilst to the rear is an enclosed lawned and flowerbedded garden and right of way access path.



Council tax band: A
EPC rating: C
Ground rent: N/A
Service charge: N/A

ws-residential.co.uk

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.