



33 Rosemary Lane

Brighouse, HD6 3EG

£175,000 Freehold





A wonderful opportunity has arisen to purchase this well presented, stone built end terrace property. Offering ready to move into accommodation with two bedrooms, gas central heating, double glazing, garden and off road parking in a quiet cul-de-sac position, this would make an ideal home for a first time buyer or those looking to downsize.

Location

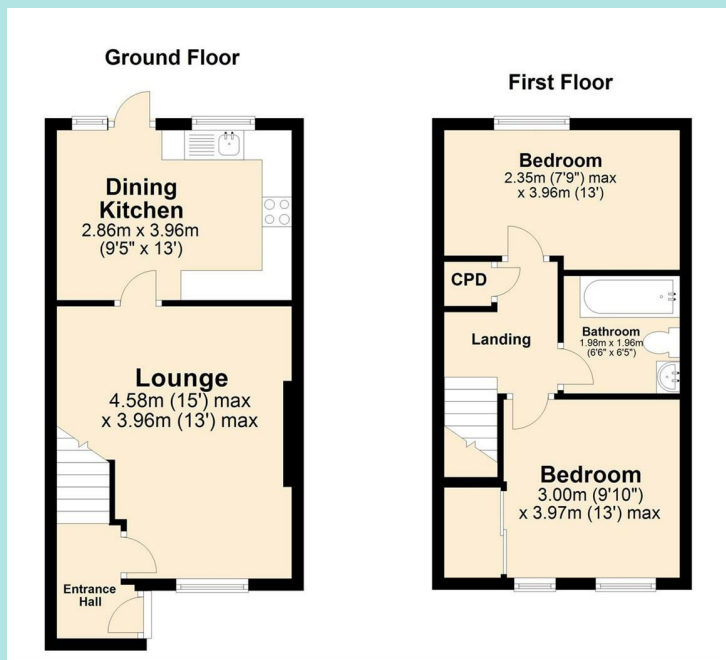
From Rastrick Common, Rosemary Lane leads down the hill and turns left into the cul-de-sac where number 33 can be found on the left hand side. This quiet, tucked away position is well placed for easy access to local amenities including highly regarded local schools, public houses, local golf course, excellent transport links and Brighouse railway station. Brook Grain Hill also gives access out onto the A643 Bramston Street.

Accommodation

A composite door leads into the entrance hall with an open staircase leading up to the first floor. The generous lounge widens beneath the recess for the stairs and there is a window to the front elevation. Wood effect laminate flooring runs throughout the lounge and the dining kitchen which enjoys a good range of base, wall and drawer units. Wood effect worktops and upstands incorporate a sink with mixer tap and drainer, and four ring electric hob with extractor hood above and glass splashback. Integrated appliances include an electric oven, fridge and washing machine. An external door leads out to the rear garden.

Continuing up to the first floor, the landing provides a useful airing cupboard which houses the hot water cylinder and a hatch gives access to the loft space. The main double bedroom is set to the front of the property and benefits from fitted wardrobe space with sliding mirrored doors. The good sized second bedroom is set to the rear with window overlooking the garden. Completing the accommodation, the house bathroom enjoys a modern white suite comprising: wash hand basin set within a vanity unit, WC and bath with shower over and glass shower screen. With part tiled walls, heated towel rail and a mirrored wall cabinet.

Externally there are low maintenance gardens, being pebbled to the front and paved to the rear with various potted plants and a seating area. There is a large storage shed and driveway providing off road parking.



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

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