



RESIDENTIAL



10 High Street

Brighouse, HD6 1DE

Offers Around £269,500 Freehold





With high ceilings throughout, this beautifully presented, stone-built, Victorian terraced family home is full of character and period features. Set back from the road, the property boasts spacious accommodation set over four floors with three generous double bedrooms, a fourth bedroom/office, a large utility cellar and a well-maintained, private garden to the rear.

The property benefits from double glazing throughout including newly installed uPVC sash windows to the front and has gas central heating, plus a feature open fire.

Location

This highly sought-after residential street is just a stone's throw from Brighouse town centre. It is in the catchment area for highly regarded local primary and secondary schools and is ideally located to make the most of the many facilities in the vicinity. Within easy walking distance are Brighouse Leisure Centre, Wellholme Park, Brighouse Library, major supermarkets, doctors' and dental surgeries. Both bus and railway stations are easily accessible on foot, with direct trains to Leeds, Manchester and London. Brighouse is situated just off Junction 25 of the M62.

Accommodation

The inviting entrance hallway features an open staircase with an oak balustrade and panelling to the side. A light, spacious lounge features a tiled, open fireplace, original ceiling rose, picture rail and coving. The large, dining kitchen features original Yorkshire stone flags and an excellent range of handmade light oak units with space for a fridge freezer. A Belfast sink with mixer tap is set into granite worktops. A dual fuel range cooker is set within the chimney breast. A separate utility area has tall larder units, features a 1½ bowl sink plus plumbing for a dishwasher.

To the rear of the hallway is a cloakroom with a white suite comprising: low flush WC and wash hand basin with a mixer tap and tiled splashback. An enclosed staircase leads down to the useful, full height cellar with stone-flagged floor, window to the front elevation, original range and stone table. There is a base unit with sink, plumbing for a washing machine, useful drying space and ample room for a freezer etc. There is a separate store with kitchen units. The boiler, gas and electric meters are all located within the cellar.

Continuing to the first floor, there are two generous double bedrooms each with an original fireplace. A third single bedroom is currently utilised as an office. The family bathroom enjoys a four-piece suite comprising: wash hand basin, WC, jacuzzi bath and separate shower cubicle. It has tile-effect flooring, part-tiled walls and towel-rail radiator.

From the upper hallway, an enclosed staircase leads to the second-floor landing area which has a Velux window and access to eaves storage. Completing the accommodation is another generous double bedroom with a Velux window and access to eaves storage at either side.

Externally, stone steps lead up to the front of the property from the roadside. The front garden has hedging, raised beds and shrubs. The private rear garden benefits from decked, lawned and paved areas with mature shrubs and plants. An alleyway provides rear access. High Street and surrounding streets are a Residential Parking Zone with up to 3 permits per household from Calderdale council at a cost of £35 per annum, per permit.



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

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