

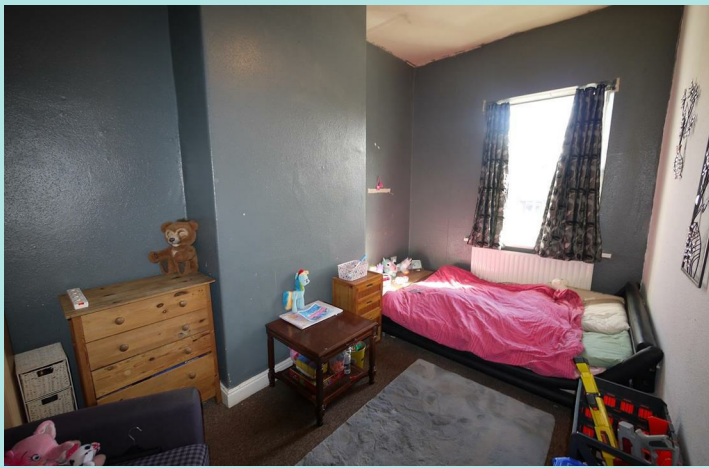


3 Thornhill Road

Rastrick, Brighouse, HD6 3AX

£125,000 Freehold





This stone built through terraced house offers a very generous sized family home with three bedrooms, lounge and large dining kitchen. It does require some general cosmetic updating but has the opportunity to create a home to one's own style and taste. The accommodation has gas central heating and uPVC double glazing.

Location

Thornhill Road is a short walk from the town centre, its shops and amenities. Local schools and the railway station are also close by. No.3 stands in an elevated position with pleasant aspect.

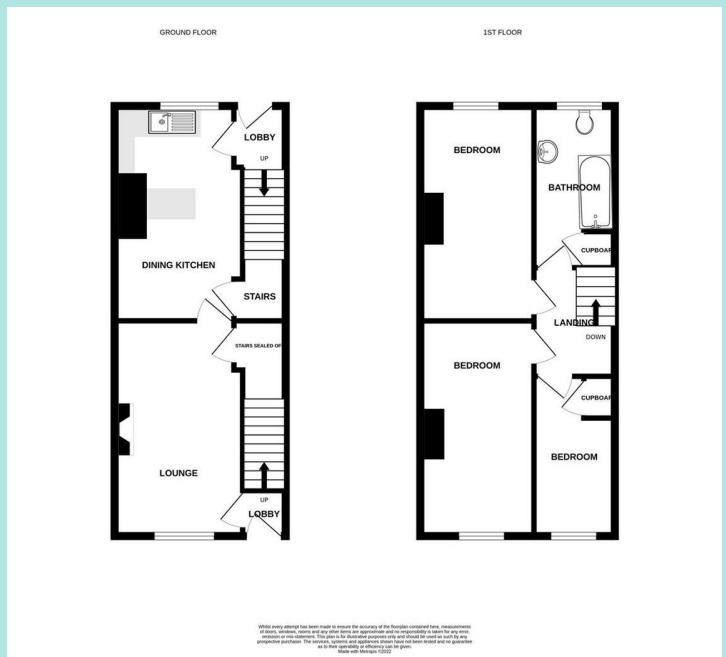
Accommodation

There are two large keeping cellars. These could be used for a variety of uses or possibly developed to create further accommodation if required. On the ground floor an entrance lobby then leads to a large lounge (4.8 x 3.8) at the front of the property with pleasant aspect. There is a gas fire and fireplace. To the rear is an equally good sized dining kitchen (4.84 x 3.46) with sink unit, base units, electric cooker and hob and plumbing for a washing machine. Rear entrance lobby. On the first floor are three bedrooms, two of which are large doubles. (both 4.88 x 2.66) and third (2.3 x 1.94). The bathroom (3.66 x 1.92) has a three-piece white suite with shower unit and shower screen over the bath. Complementary tiling, gas central heating boiler. Landing.

At the front of the property is a small paved yard and flower bedded garden whilst to the rear is an enclosed paved patio. Beyond this is a tarmac area with off street parking.

N.B. There is currently a tenant in situ and the property achieves £600 pcm. The current tenancy agreement ends 31st July 2023 and vacant possession can be sought if required with two months notice.

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



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