



## 106 Thornhill Road

Rastrick, Brighouse, HD6 3AH

**£72,500 Leasehold**







This stone built back to back terraced house offers one bedroom accommodation ideal for a single person or a couple. Step inside and you will appreciate the property does require general modernisation and refitting to bring it up to present day standards. However, this has been reflected in a competitive price and gives the perfect opportunity to create a home to one's own style and tastes. The property does have gas central heating in UPVC double glazing.

### Location

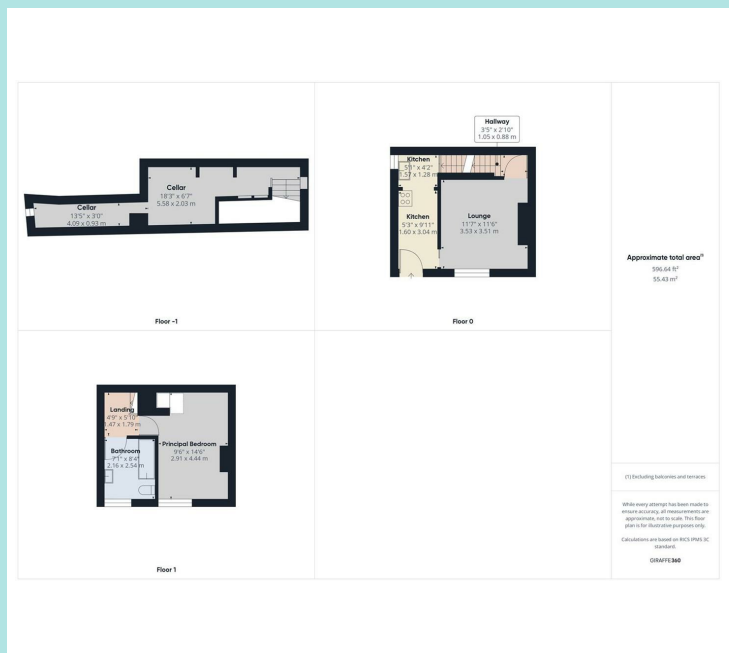
106 is a rear terraced property away from the main road and has the benefit of a delightful garden and offstreet parking. This is a convenient location close to shops and schools and within walking distance of the town centre.

### Accommodation

There is a useful Keeping Cellar with stone shelves. On the Ground Floor a composite external door leads direct into the Kitchen with stainless steel sink and some old fitted cupboards. Window to the side passageway. There's a good sized Lounge with fitted gas fire and pleasant aspect over the garden. On the First Floor, there's a large Double Bedroom overlooking the garden. The large bathroom has a cream suite with WC wash hand basin and bath with tiled splashbacks. Vaillant combination central heating boiler. Landing. NB with careful planning it might be possible to rearrange the first floor to create 2 Bedrooms.

There's a good sized garden at the front of the property with flowerbeds shrubs and small lawn. Concrete parking space for one or possibly two cars.

The property is Leasehold with a Ground Rent of 84p per annum payable on the balance of a 999 year lease.



Council tax band: A  
EPC rating: E  
Ground rent: 84p PA  
Service charge: N/A

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