



RESIDENTIAL



## 21 Aire Street

Brighouse, HD6 3RB

£150,000 Leasehold





This stone built through terraced house offers three bedroomed accommodation which is available for immediate occupation. This is an ideal first time purchase which has good sized rooms throughout, patio garden area to the front and yard to the rear. Two of the bedrooms are doubles and the main one has range of fitted furniture, including wardrobes and drawer units. The large dining kitchen has integrated appliances.

### Location

Aire Street is situated just off Huddersfield Road, a stones throw from the railway station and local supermarket. The town centre is a five minute walk away. The local leisure centre and park, a short distance away on Bradford Road. J25 of the M62 is also only five minutes' drive away.

### Accommodation

There is a useful vaulted Keeping Cellar. On the ground floor and Entrance Lobby has a UPVC external door and leads direct into the large Lounge with gas fire and fireplace. The Dining Kitchen at the rear of the property has an inset sink and range of base units, wall units, worktops and integrated appliances including stainless steel gas hob electric oven and slimline dishwasher. Gas combination central heating boiler and access door to the rear yard. On the first floor the main Double Bedroom has a range of fitted furniture with wardrobes drawer units and a walk-in wardrobe to the bulkhead. The Second Bedroom is a double at the rear of the property and the Third bedroom also at the rear is a single. Bathroom with white suite comprising WC wash handbasin to a vanity unit and bath together with shower unit and shower screen. Complementary tiling.

There is a pebbled and circular paved patio garden to the front of the property and an open paved yard to the rear together with a shared passageway at the side.



Council tax band: A  
EPC rating: D  
Ground rent: £9.17s.6d  
Service charge: N/A

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