



## 2 Mill Hill Lane

Brighouse, HD6 2EL

Offers Around £200,000 Freehold





We are delighted to bring to market this stone built, three bedroom back to back, end terrace home. The well planned accommodation is set over four floors and boasts high ceilings, period features and good quality fixtures and fittings including a bespoke kitchen. Externally there is a low maintenance garden and a useful outhouse with power. Ideally located for access to good schools, and the local amenities of Brighouse, this would be an ideal purchase for a first time buyer, or young family.

**Location**

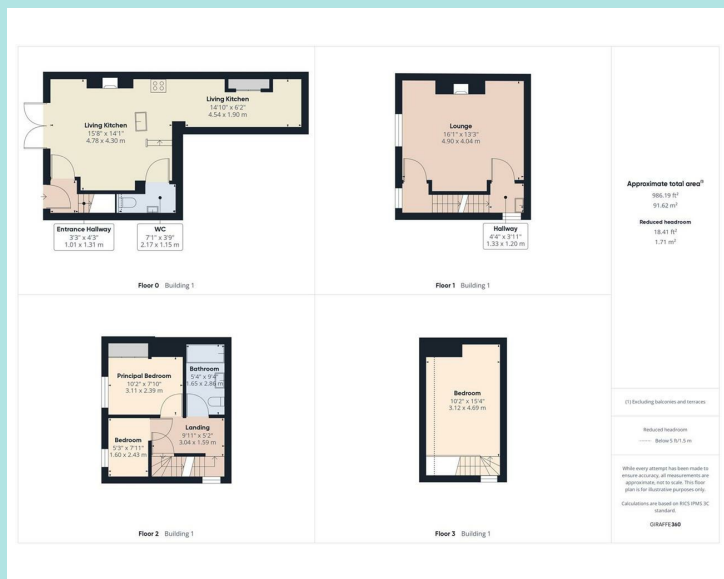
Mill Hill Lane is accessed directly off the A644 Halifax Road, close to Lane Head Recreation Ground and St Andrews C of E Infants School. The town centre is a short distance away and J25 of the M62 is less than 10 minutes' drive. No. 2 is best accessed from Clog Sole Road, via a pathway to the side of no. 1.

**Accommodation**

A uPVC door leads into an entrance hall with a decorative arch and an open staircase leading to the upstairs accommodation. The split-level living kitchen enjoys French doors which overlook, and lead out to, the garden. There is a good sized living space with an open recess to the chimney breast and a double fitted cupboard housing the boiler which was newly installed in July 2024. A door gives access to the WC/utility which has plumbing for a washing machine and a white two piece suite comprising: WC and a wall mounted wash hand basin. With metro style tiling and a feature column radiator. Steps lead up to the modern, bespoke kitchen which was made by a local firm, Daval Furniture in Slaithwaite, and provides an excellent range of units which include a useful double pantry cupboard. Contrasting micro-cement worktops incorporate a 1 and 1/2 bowl stainless steel sink with drainer and flexi-hose mixer tap over. Integrated appliances include a four ring Stoves induction hob, and a Stoves electric oven and grill with extractor hood above. There is plumbing for a slimline dishwasher and space for a fridge freezer.

To the first floor there is a decorative sink unit (not plumbed in) at the top of the stairs which makes a unique feature and provides storage. A spacious family lounge enjoys a beautiful cast iron Edwardian fireplace with original tiles and a timber surround. On the second floor there are two bedrooms, a double and a single, each with a window to the front elevation. In addition, the double bedroom benefits from a fitted wardrobe with sliding mirror doors. The family bathroom enjoys a white three piece suite comprising: wash hand basin, low flush WC and bath with shower over. With part tiled walls, recessed spotlights, heated towel rail and an extractor fan. Completing the accommodation is a generous third bedroom set to the third floor, with two skylight windows. a window to the gable end and two sets of drawers built into the eaves.

Externally, the property enjoys a low maintenance garden with a paved patio, an area of artificial grass and a lower seating area. The garden is fenced for privacy and there is an outside tap. In addition, there is a useful outhouse which has power and provides a useful storage space. This outhouse offers potential to create an external home office space, subject to obtaining any necessary planning permission.



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

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