



## 112 Bramston Street

Rastrick, Brighouse, HD6 3AQ

**Offers Around £145,000 Freehold**







We are delighted to offer for sale this stone built, mid-terraced home which offers well presented accommodation set over two floors plus a useful keeping cellar. Occupying a pleasant position overlooking the park at the front, the property provides two bedrooms, features gas central heating and uPVC double glazing throughout, and enjoys a tiered, landscaped garden to the rear. This would be an ideal first home or a perfect investment opportunity.

### Location

The property fronts onto Bramston Street opposite the park, less than a mile from Brighouse town centre and within walking distance of excellent local schools, Brighouse Railway Station and the local shops. This is a convenient location, especially for those needing to commute as junction 24 of the M62 is less than a 10 minute drive away.

### Accommodation

A composite door gives access into the entrance hall with an open staircase leading to the first floor. A door leads through to a spacious lounge with high ceiling, ceiling rose and fireplace to the chimney breast. Set to the rear is the kitchen with a good range of base, wall and drawer units with contrasting worktops and up stands which incorporate a stainless steel sink with drainer and mixer tap, an electric hob with stainless steel splashback and extractor hood above. There is an integrated electric oven, plumbing for a washing machine and space for an undercounter fridge. A door gives access to the useful keeping cellar and a further composite door leads out to the rear garden.

Continuing up to the first floor where the landing gives access to a large double bedroom with a window to the front elevation and two large wardrobes, each bracketed to the wall. The adjacent second bedroom is a single and is currently utilised as an office space. Set to the rear of the property is a spacious, modern bathroom with a white suite comprising of a bath with shower over and glass shower screen, and wash hand basin and WC sat within a vanity unit. The range of fitted storage cupboards and a window to the rear elevation. To the rear of the property, the landscaped tiered garden provides a stone pave patio, a lawn and bedding area with railway sleeper border, mature plants and shrubs.

The property benefits from an alarm system. On street parking is available.



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

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