



2 Empsall Row

Brighouse, HD6 1TA

Offers Around £95,000 Freehold





Offered to the market with the benefit of no upper chain, this back to back terraced property is an ideal home for a first time buyer or buy-to-let investment. The property offers ready to move into accommodation with new floor coverings throughout. Additionally benefitting from a low maintenance paved garden, two bedrooms, double glazing, central heating and a useful keeping cellar.

Location

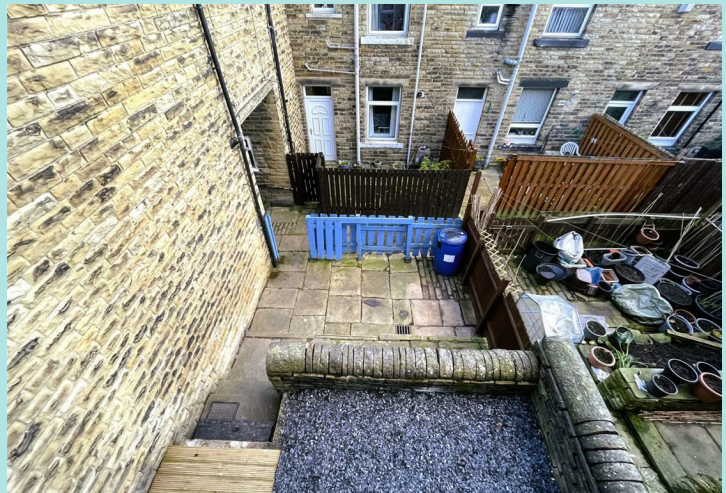
The property is conveniently located just a short walk from main bus routes, Brighouse leisure centre and swimming pool, Wellholme Park and Brighouse town centre with all of its amenities. Access can be gained to Empsall Row from Camm Street, via the first stone archway just after the left turn to Alfred street. The property is then the first on your right hand side with a blue fence.

Accommodation

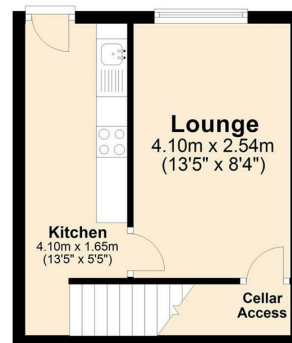
Access is gained directly into the galley kitchen which enjoys a range of dark grey base, wall and drawer units. Complementary worksurfaces incorporate a sink with drainer and mixer tap, and a newly installed four ring gas hob with hidden extractor above. With an integrated oven, plumbing for a washing machine, space for an under counter fridge and tiled splashback. A door leads through the lounge with two wall light points, a central pendant light and window to the front elevation. A door gives access to the useful keeping cellar.

From the kitchen, stairs lead up to the first floor accommodation which provides two bedrooms and a shower room. There is a loft access hatch and boiler cupboard above. The shower room is accessed via a folding door and benefits from a white two piece suite comprising: wash hand basin with mixer tap and a low flush WC. There is a tiled shower cubicle with folding glass door, tiled splashback and recessed storage area over the bulkhead of the stairs.

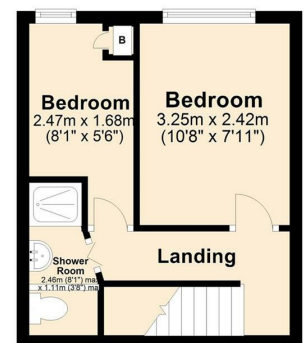
Externally there is a low maintenance paved garden with fenced boundary. Stone steps lead up to a further low maintenance area covered with slate chippings and a small decked area before the front door.



Ground Floor



First Floor



Total area: approx. 42.7 sq. metres (459.2 sq. feet)

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

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