

453 Bradford Road

Brighouse, HD6 4BT

Offers Around £169,950 Freehold





This stone built, mid-terrace home enjoys well presented accommodation set over two floors including two bedrooms, a modern dining kitchen and four-piece bathroom. Featuring anthracite double glazed windows and doors, an enclosed low maintenance rear garden, high ceilings and gas central heating throughout, this fabulous mid-terraced property would be an ideal purchase for a first time buyer.

Location

Situated on the A641/Bradford Road which is a main bus route, the property is ideally situated for easy access to both the M62 and A58, ideal for those wanting to commute to Leeds, Halifax, Huddersfield or Manchester. There are many immediate amenities including the petrol station and McDonald's, plus various shops and amenities at Bailiff Bridge. Brighouse town centre, Wellholme Park and Brighouse leisure centre are all just a short distance away, as are excellent local schools.

Accommodation

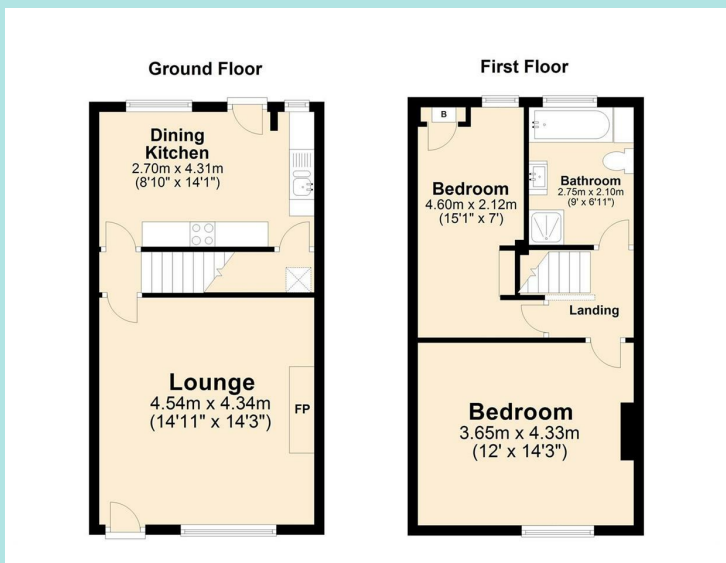
A composite door gives access directly into a spacious lounge, the central feature of which is an open chimney breast with exposed brickwork, and stone lintel above. An electric stove sits upon the stone hearth. Set to the rear of the property is the dining kitchen which enjoys a good range of high gloss, soft close base, wall and drawers units. Complementary worktops and up-stands incorporate a Cooke & Lewis four-ring electric hob with extractor hood above and a 1 and ½ bowl sink with drainer and mixer tap over. There is an integrated electric oven, plumbing for a washing machine, and space for a small dining table. A door gives access to a good size understairs storage cupboard which provides space for a freestanding fridge freezer and the electric fuse box is situated here. A composite door leads out to the rear garden and two windows allow ample natural light.

An enclosed, central staircase leads up to the first floor accommodation. The stunning, part tiled bathroom features a white suite comprising: WC, wash hand basin set within a vanity unit with waterfall mixer tap, and a bath with waterfall mixer tap and shower attachment. The shower cubicle has glass sliding doors with rainfall shower head and attachment. There is an extractor fan, recessed spotlights to the ceiling, a large mirrored bathroom cabinet and heated towel rail. Across the landing, the principal bedroom is situated to the front of the property and is a spacious double. The second bedroom is a good sized with a window to the rear elevation and a small fitted cupboard which house is the Ideal Logic boiler. This bedroom is currently used as an office/dressing room.

Externally, the front garden is pebbled with a stone paved pathway and steps leading up to the front door and mature bushes to either side. There is a private, enclosed rear yard with two stone out buildings which provide useful storage.

N.B.

Please note the property is being sold on behalf of a family member of an employee of Walker Singleton (Residential) Ltd.



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

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01484 711200



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