



26 Gooder Lane

Brighouse, HD6 1HF

Offers Around £149,500 Leasehold





Offered to the market with the benefit of no upper chain, this stone built, end terrace home enjoys three bedroom accommodation with high ceilings throughout. Set within close proximity to Brighouse railway station, Brighouse town centre and good local schools. Whilst the property does require modernising, it boasts many beautiful period features and provides the opportunity to refurbish to suit ones own style and taste. This well located property is further enhance by a useful keeping cellar and patio garden. A detached garage to the rear is included within the sale and solicitors are currently clarifying the separate title.

Location

Set within an angular plot, No, 26 Gooder Lane is located next to St John the Divine's Church, just a short walk from Brighouse railway station. Within the catchment area of several highly regarded schools, it is close to Brighouse town centre which enjoys many amenities including a range of bars, restaurants, supermarkets and independent retailers.

Accommodation

A beautiful stained glass and timber door opens into the entrance hallway with a feature archway, and a half panelled staircase with an ornate wrought iron and timber balustrade. A door at the rear of the stairs gives access to the useful keeping cellar which enjoys a stone flagged floor, recessed shelves, and central stone keeping table. A good size lounge features period coving, ceiling rose, and a coal-effect gas fire set within the chimney breast. Set to the rear of the property, the living kitchen features range of base, wall, and drawer units with complementary worktops which incorporate a 1 and ½ bowl sink with drainer and mixer tap over, and an electric hob. There is an integrated electric oven and plumbing for a washing machine. A wall mounted electric fire is set to the chimney breast with louvre door double cupboards to the top and bottom of the alcove on either the side. A window overlooks the rear garden and there is an external door leading out.

Continuing up to the first floor where a split level landing gives access to an angled bathroom with an avocado green suite comprising: WC, wash hand basin, and bath with shower over. Adjacent to the bathroom is a double bedroom with a fitted single cupboard to the side of the chimney breast. Across the landing, the spacious principal bedroom is situated to the front of the property and enjoys an original fitted double cupboard. The adjacent the bedroom is a single with a window to the front elevation.

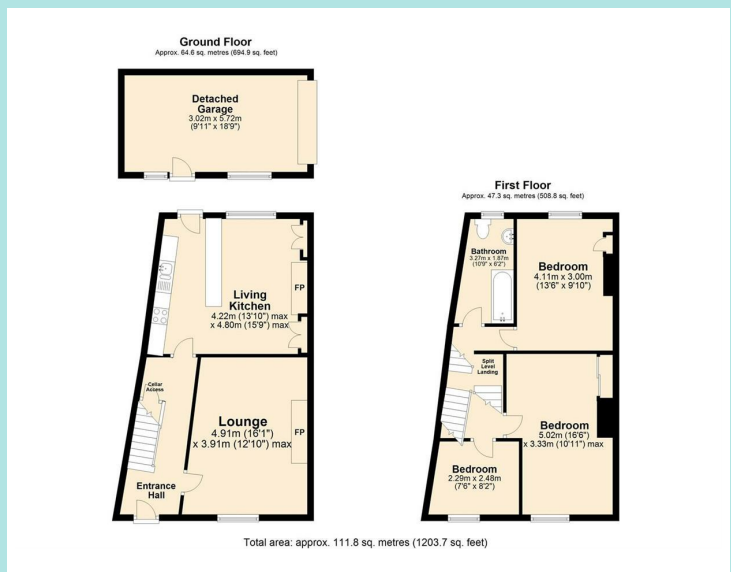
The property is currently heated by electric storage heaters which are situated throughout.

Externally, to the front of the property is a low maintenance pebbled garden area with some mature shrubs and enclosed by railings and a gate. At the rear of the property, a paved patio garden has a small planted border with mature plants and shrubs.

A paved pathway leads to the stone built, detached garage which is accessed from Gooder Lane via Heaton's Yard, and provides an off road parking space. Historically a wash house, the garage benefits from two windows and a door to the side elevation, a stone flagged floor, and an up and over garage door. This garage is currently held on a separate title and we are advised by the vendors that they have had sole use and ownership since 1985. The solicitors are currently clarifying the separate title and this may be subject to an indemnity.

Lease Details

The property is Leasehold on a 999 years basis from 27 February 1863, with approximately 837 years remaining. We are advised no Ground Rent or Service Charges are payable.



Council tax band: A

EPC rating: F

Ground rent: N/A

Service charge: N/A

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