



65 Wakefield Road

Brighouse, HD6 1QJ

Offers Around £125,000 Freehold





Offered to the market with the benefit of no upper chain, this deceptively spacious, stone built mid terrace property enjoys high ceilings throughout, with uPVC double glazing and gas central heating. Providing three bedroom accommodation set over three floors plus a useful keeping cellar and low maintenance garden, this would make an ideal purchase for a first time buyer or those needing to commute.

Location

Ideally situated for easy access to the M62, the property is located on the main A644 / Wakefield Road. Brighouse town centre, with all it's shops and amenities,, bus station and railway station, is just a short walk away.

Accommodation

At the front of the property, a small, low maintenance paved garden has a low stone wall boundary and stone stairs with a handrail leading up to the front door. A uPVC leads directly into the generous lounge which enjoys ample natural light via a large window to the front elevation, and a tiled fireplace with electric remote controlled fire to the chimney breast. Set to the rear of the property is good sized kitchen with a range of base, wall and drawer units. Complementary work surfaces incorporate a gas hob with extractor above, and a stainless steel sink with drainer and mixer tap. There is an integrated electric oven, undercounter spaces for fridge, freezer and plumbing for a washing machine. The boiler is situated to the external wall and there is a door and window to the rear elevation. A door opens to a stone staircase which leads down to the useful cellar with stone flagged floor, recessed shelves and small keeping table and a small store area. The gas and electric meters are housed here and there is a window.

A central staircase leads up to the first floor. Set to the rear is a good size single bedroom with window overlooking rear garden. There is a generous double bedroom set to the front with a large recess suitable for accommodating a wardrobe. Across the spacious inner landing, the part tiled bathroom benefits from a white suite comprising: bath with shower over and glass shower screen, low flush WC and wash hand basin with new flooring, an extractor fan, radiator and window to the rear elevation. From the landing, an enclosed staircase leads up to the second floor which provides a good sized double bedroom with reduced head height to either side, and an original skylight window.

Externally, at the rear, there is a low maintenance, stone flagged garden with a useful external store, wall mounted flower boxes and a small bedding area. There is a right of way and access out to Alegar Street.



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

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