



1 Gathorne Street

Brighouse, HD6 1TZ

Offers Around £125,000 Freehold





We are delighted to bring to market this stone built, end terraced back to back home with a layout that could be altered to suit your needs. Whilst the property does require some modernisation and refurbishment, it provides generous two bedroom accommodation set over three floors, with high ceilings, uPVC double glazing, gas central heating, a useful cellar and the added benefit of no upper chain.

Location

Gathorne Street is set off the A641/Bradford Road, which is a main bus route, and can also be accessed from Old Lane. The property is ideally situated for easy access to Brighouse town centre, Wellholme Park and Brighouse leisure centre, as well as the M62 and A58. Highly regarded local schools, as well as many shops and amenities, are also just a short distance away.

Accommodation

A uPVC door opens directly into a spacious lounge with coving and a brick built fireplace with gas fire set upon a tiled hearth. The kitchen provides a good range of base, wall and drawer units with worktops incorporating a 1 and ½ bowl sink with drainer and mixer tap over. There is a space for a cooker with a gas connection point and extractor above, tile splashbacks and flooring, and wall brackets for a microwave. A door at the rear of the kitchen provides access to the useful cellar with radiator, stone floor, and recessed shelving.

Continuing up to the first floor, there is a good size double bedroom with a large walk-in cupboard with louvre doors which could be utilised as a wardrobe. There is a second single cupboard with louvre door, which houses the gas boiler. The spacious house bathroom provides a four piece suite comprising of wash hand basin, WC, bath and shower cubicle. With two windows to the front elevation and part tiled walls. On the landing there is a small under stairs cupboard, and an enclosed staircase leads up to the second floor landing.

On the second floor, there is potential to create fitted storage to the landing space or the whole floor could be opened up to create one large bedroom. There are currently two rooms, each accessed off the landing and each with a window to the front dormer. There is an open doorway between the two rooms and they could be utilised as a bedroom with a dressing room, or home office depending on your needs.



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

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