

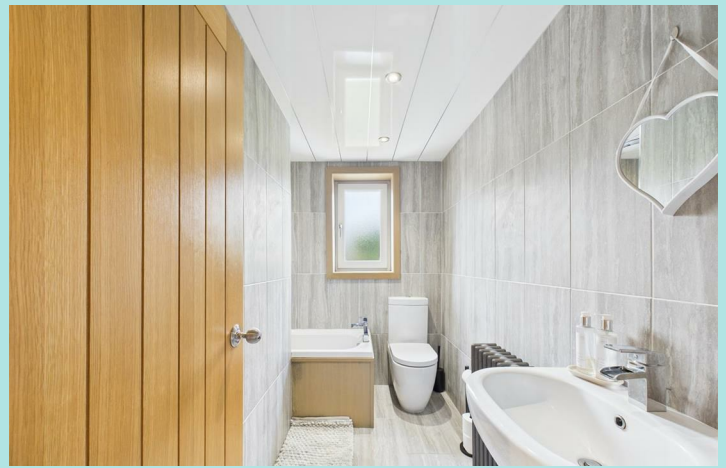


2 Highfield Avenue

Brighouse, HD6 4EB

£185,000 Freehold





Positioned on a popular residential address in Bailiff Bridge, 2 Highfield Avenue is a two-double bedroom semi-detached home offering beautifully presented accommodation alongside a generous and enclosed rear garden. Situated close to a range of local amenities within Brighouse, good local schools, and excellent transport links.

Location

The property is located in a pleasant position close to the centre of Bailiff Bridge and enjoying a good range of local shops/amenities. Benefiting from excellent commuter links by both road and rail with regular rail services running from both Brighouse station and Low Moor station. The M62 is easily accessed with both J25 and J26 being roughly equidistant from the property. The area boasts highly regarded schools including Bailiff Bridge Infant & Junior School, Lightcliffe C of E Primary School, Brighouse High School and Hipperholme Grammar School.

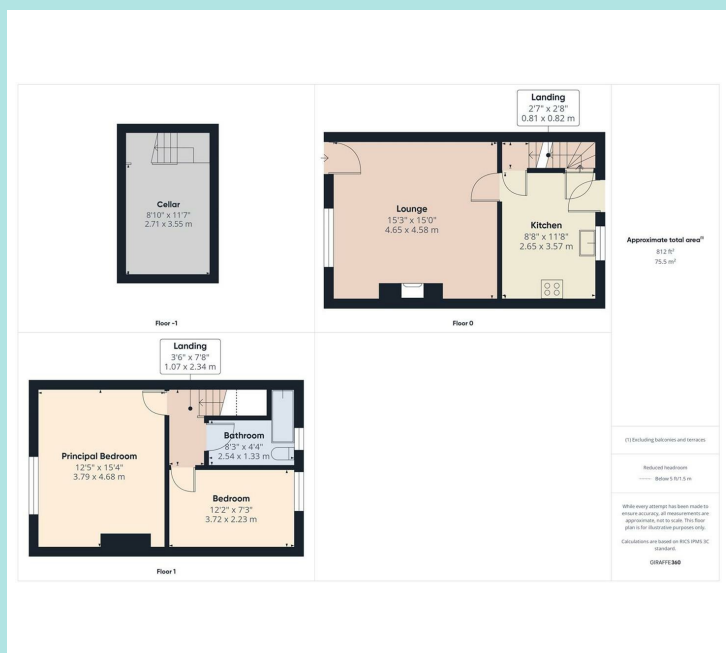
Accommodation

Access is gained into spacious lounge, finished with hardwood flooring and ceiling coving and benefitting from a large window to the front elevation allowing for natural light. A multi-fuel burner sits at the focal point with stone surround. Moving through to the kitchen offering a range of high-gloss wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap. Integrated appliances include an oven, four-ring hob with extractor above and a dishwasher. A door from the kitchen leads down to a useful cellar room.

A hidden staircase in the kitchen also rises to the first floor landing accessing two bedrooms and the house bathroom. The spacious principal bedroom is finished with decorative coving and has a large window again flooding the room with natural light. A second spacious double bedroom enjoys an outlook over the rear garden while the fully tiled house bathroom boasts a contemporary three-piece suite comprising a w/c, pedestal wash-hand basin and a panelled bath with overhead shower attachment.

Externally, to the front of the property, a stone-flagged pathway with walled border leads up to the front door, adjacent to a small lawn with with colourful planting and shrubbery. The property also benefits from on-street parking. To the rear, an enclosed garden has a flagged seating area and generous lawn. The flagged patio accesses a useful outside store.

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



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