



1 Manley Street

Brighouse, HD6 1TE

Offers Around £135,000 Freehold





We are delighted to bring to market this well presented, spacious end terraced property in a popular and convenient residential location. Offering high ceilings, double glazing, gas central heating, two bedrooms, small garden and the potential to create further accommodation to the loft and cellar (subject to obtaining any necessary planning permissions) this would make an ideal home for first time buyers or an excellent rental prospect.

Location

Located at the end of Manley Street where it meets Bonegate Road, the property enjoys a dual aspect to the front and side. This popular residential street is convenient for local bus routes and the immediate amenities of Waring Green including good schools, a laundrette, community centre, convenience store/shops etc, and is only a short walk from Brighouse town centre.

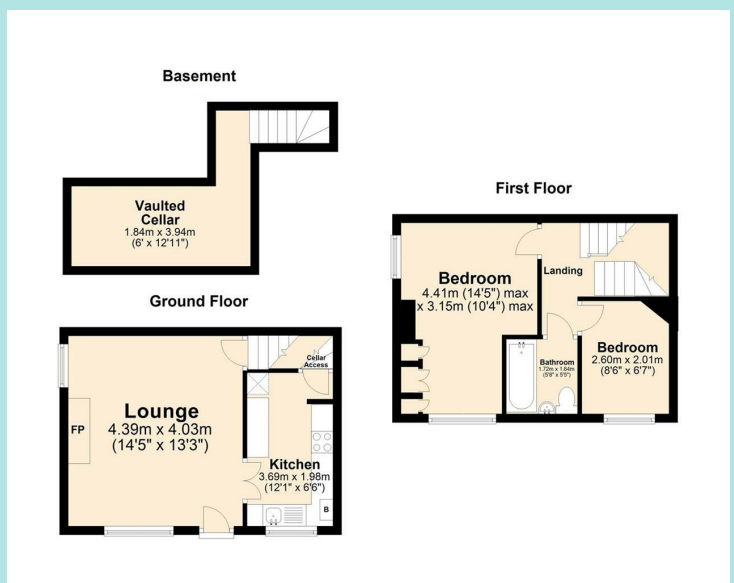
Accommodation

Entering directly into the light and airy lounge with dual aspect windows and a central coal effect gas fireplace with a fitted cupboard and shelving to one alcove. Double doors lead through to the kitchen with a good range of modern base, drawer and wall units with worktops incorporating a 4 ring electric hob with extractor hood above and stainless steel sink with drainer and mixer tap. With mosaic tiled splashbacks, space for a fridge freezer, plumbing for a washing machine and an integrated electric oven. The boiler is located to the wall. A doorway provides access to the useful cellar with vaulted ceiling and stone keeping shelves.

From the lounge, an enclosed staircase leads up to the first floor landing which enjoys an additional half staircase storage area and which could potential be utilised for loft conversion. The main bedroom is a generous double with dual aspect windows and fitted wardrobes. Currently utilised as a home office, the second bedroom is a good sized single. The adjacent bathroom enjoys a modern white suite comprising: WC, wash hand basin set upon a vanity unit with a mixer tap and a P-shaped bath with mixer tap and shower over. With curved glass shower screen, tiled walls and a heated towel rail.

Externally the property enjoys small lawned gardens to the front and side with borders of mature plants, shrubs and flowers.

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



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