



4 Archbell Avenue

Brighouse, HD6 3SU

£195,000 Freehold





Offered to the market with the benefit of no upper chain, this two-bedroom semi-detached bungalow is situated on a desirable residential street in the Woodhouse area of Brighouse. Although the property is in need of modernisation, it has been priced to reflect works needed and offers a fantastic opportunity for potential buyers to create a home in their own style and taste, or for investors to add value. Set within a generous plot which benefits from a driveway at the front, a detached garage to the rear and gardens.

Location

The property is located on Archbell Avenue, on the right hand side as you turn from Daisy Road and set back from the main Huddersfield Road. Within easy walking distance of the highly regarded Woodhouse Primary School (which is a feeder school for Rastrick High), Daisy Road Park and Brighouse train station. Bradley Woods are also nearby, as are many public footpaths and pleasant walks. Brighouse town centre and all it's amenities are also within walking distance and the town enjoys excellent access to the M62.

Accommodation

From the side elevation of the property, a uPVC and glazed door gives access into the entrance hallway which has a loft access hatch and enjoys a fitted storage cupboard. The kitchen benefits from a range of base, wall and drawer units with complementary work surfaces incorporating a stainless steel sink with drainer and mixer tap, and an integrated oven and hob with extractor above. With tiled splashback, dual aspect windows, space for an undercounter fridge and plumbing for a washing machine. A spacious lounge enjoys a large window to the front elevation and fireplace to the chimney breast. There are two well proportioned bedrooms, each with a window to the rear elevation, with the larger principal bedroom benefitting from a range of fitted wardrobes and drawers. Completing the accommodation, the fully tiled modern bathroom features a white suite comprising of wash hand basin and WC to a vanity unit, and a bath with shower over and folding glass shower screen.

Externally, the property enjoys a driveway to the front of the property with a garden area covered in slate chippings with borders of mature plants and shrubs. From the side of the property, gated access leads through to the enclosed rear garden with a small paved patio, an area of decking with timber balustrade and a useful garden shed. Steps lead down at the side of the detached garage with a further sloping area of garden also covered in slate chippings, and borders of mature plants and shrubs. The detached garage is accessed via Glyndon Court at the rear of the property and has an up and over the door and a window to the side elevation. The rear garden is enclosed by a gate and mature bushes allow for privacy.



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

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