



10 Cooperative Buildings

Bailiff Bridge, Brighouse, HD6 4DZ

Offers Around £117,500 Freehold





Available for immediate occupation and freshly decorated throughout, this stone built, back to back mid-terraced home is an ideal purchase for a first time buyer, young couple or buy to let investor. Offering deceptively spacious, two bedroom accommodation set over three floors, this well presented home benefits from high ceilings, gas central heating, uPVC double glazing, a low maintenance, south facing front garden and a parking space.

Location

Co-operative Buildings is a residential street opposite the memorial gardens at Bailiff Bridge, accessed via both the A641 Bradford Road, and Victoria Road. No. 10 is one of the rear facing terraces, set in a pleasant position on a part-cobbled cul-de-sac, accessed via Victoria Road. Conveniently located just a short distance from Brighouse town centre, with a good range of local shops/amenities and excellent commuter links with both J25 and J26 of the M62 being roughly equidistant from the property. The area boasts many highly regarded schools including Bailiff Bridge Infant & Junior School, Lightcliffe C of E Primary School, and Brighouse High School.

Accommodation

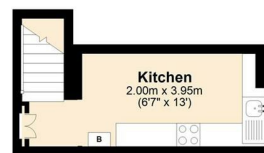
A uPVC and glazed door gives access into the entrance hallway with coat hooks to one wall and an open staircase to the first floor. A door leads into the generous lounge with the central feature being a small electric stove with timber surround to the chimney breast. An enclosed staircase leads down to the kitchen on the lower ground floor. Installed approximately five years ago, the kitchen benefits from range of white base, wall, and drawer units with contrasting work surfaces which incorporate a Lamona four ring electric hob with extractor above, and a sink with drainer and mixer tap over. With an extractor fan, recessed spotlights to the ceiling, plumbing for a washing machine, an integrated electric oven, space for a fridge freezer and Metro style tiled splashbacks. The combination boiler is position to the external wall.

Continuing up to the first there are two bedrooms, each with a window to the front elevation. There is a good size double with the second bedroom being a single with a useful fitted storage cupboard over the bulkhead of the stairs. Set to the rear of the property is the part tiled bathroom which benefits from a white three-piece suite comprising: wash hand basin, WC, and bath with shower over and glass shower screen. With a heated towel rail, recessed spotlights to the ceiling, and an extractor fan.

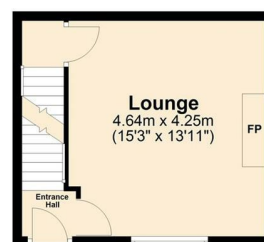
Externally there is a low maintenance, split level paved garden with walled and fenced boundaries which faces South, creating a pleasant sun trap. Ownership extends out into the road with a parking space available on the cobbles to the front of the house.



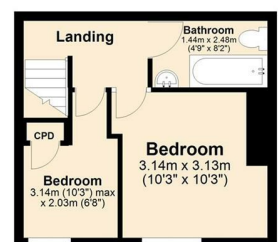
Lower Ground Floor



Ground Floor



First Floor



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

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