



RESIDENTIAL



15 Brighouse Wood Row

Brighouse, HD6 2QT

Asking Price £165,000 Freehold





Occupying an elevated position conveniently close to Brighouse town centre, 15 Brighouse Wood Row is a charming stone-built cottage offering beautifully presented two-bedroom accommodation over two floors alongside a private and enclosed garden.

Location

The property is located on Brighouse Wood Row within easy reach of Brighouse town centre. Enjoying a good range of local amenities and benefitting from excellent commuter links by both road and rail with regular services running from Brighouse railway station. The M62 provides access to the business centres of Leeds and Manchester. The local area boasts highly regarded schools.

Accommodation

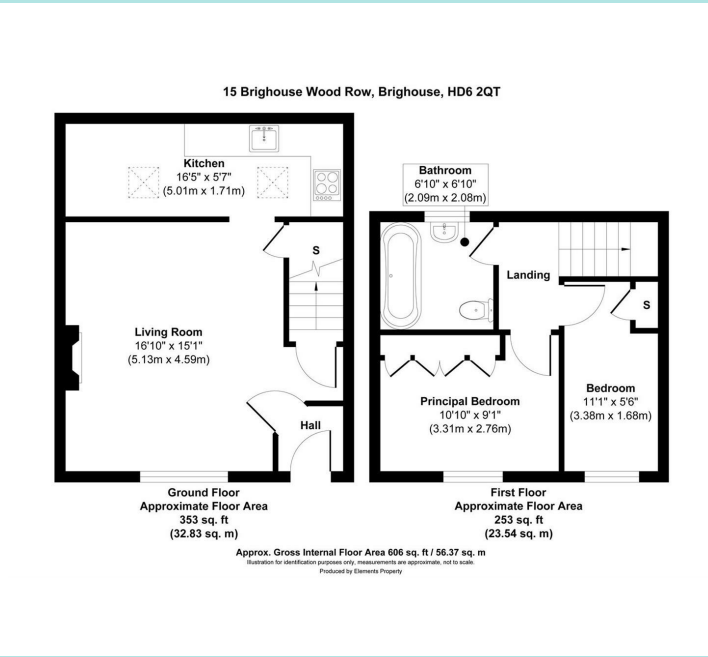
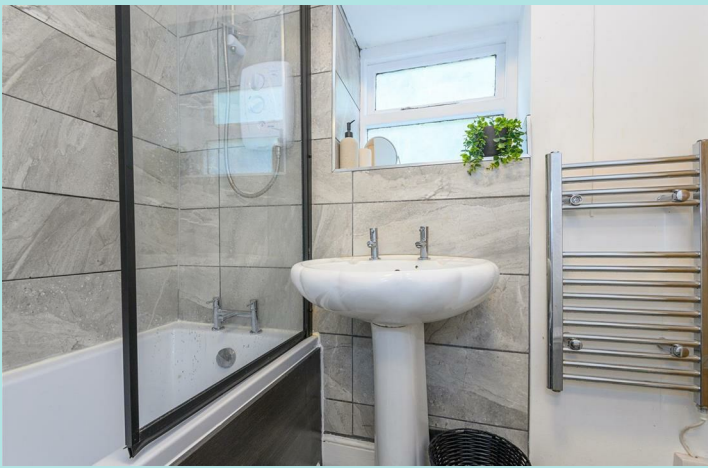
Access is gained into the entrance vestibule with a second door leading into the lounge. The cosy lounge showcases exposed beams to the ceiling and has stone-mullion windows to the front elevation flooding the room with natural light. A log-burner sits within an exposed chimney breast to the focal point.

Moving through to the beautifully presented kitchen offering a range of bespoke shaker-style wall, drawer and base units with contrasting solid oak worksurfaces incorporating a ceramic one-and-a-half bowl sink and drainer with mixer-tap. Integrated appliances include an oven, microwave, coffee-machine, four-ring hob with extractor above and a fridge freezer.

A hidden staircase from the lounge rises to the first floor landing accessing two bedrooms and the house bathroom. The principal bedroom benefits from built-in wardrobes and has stone-mullion windows allowing for natural light while enjoying a pleasant outlook.

The second bedroom enjoys the same outlook and has built-in storage while the modern and part-tiled house bathroom has 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 there is space for parking for one car. Across the cobbled road is the private and enclosed garden which is tiered and flagged with fenced borders. The garden also benefits from a storage shed.



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

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