



2 Lower Brea

Halifax, HX3 7AQ

£207,500 Freehold





This stone built corner cottage property stands in a delightful position with good sized gardens and off street parking, with the additional benefit of no upper chain. Step inside and you will appreciate it does require some updating of the fixtures and fittings but provides a perfect opportunity to create a home to ones own style and taste. The property comes with off street parking and a good sized separate "wash kitchen" .

Location

Lower Brea is a delightful small cluster of properties set back off the Leeds Road in this popular residential valley which has links to Anne Lister and Shibden Hall. The property is equidistant from Stump Cross and Hipperholme centre, and is ideal for access to Brighouse, Halifax, and the M62. It's therefore a very convenient yet pleasant location.

Accommodation

There is an entrance lobby at the front of the property which leads into the Lounge which enjoys a polished wood and tiled fireplace with an open grate, and window to the front elevation with a pleasant aspect. Dining kitchen with parquet flooring, a sink unit and cupboards together with a useful understairs storage cupboard. Rear Entrance Porch. On the first floor there's a Double Bedroom with fitted wardrobes and storage cupboards and a second large Single Bedroom to the rear of the property. The Bathroom has a three-piece, white suite with electric shower over the bath, complimentary tiling and a combination boiler that was fitted in 2021.

The front of the property has a small paved and flowerbed area. The principal Gardens lie at the side and rear of the property where there's a large lawn area, flowerbeds, shrubs, garden pond and aluminium greenhouse. The property has one parking space, but this could easily be extended to create two. There is a good sized separate " wash kitchen" with light and power .



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

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