



RESIDENTIAL



5 Mayfield Avenue

Bailiff Bridge, Brighouse, HD6 4EF

Offers Around £165,000 Freehold





Offered to the market with the benefit of no upper chain, this three bedroom, brick built semi detached family home is situated in the popular residential location of Bailiff Bridge with good local school provision and a variety of local amenities. Whilst the property would benefit from some internal modernisation, it offers the ideal opportunity to refurbish to suit to your own style and taste, together with a detached garage, driveway and gardens. In addition it offers the potential to extend, subject to obtaining any necessary planning consents, and would be an ideal purchase for enthusiastic first time buyers, young families or investors.

Location

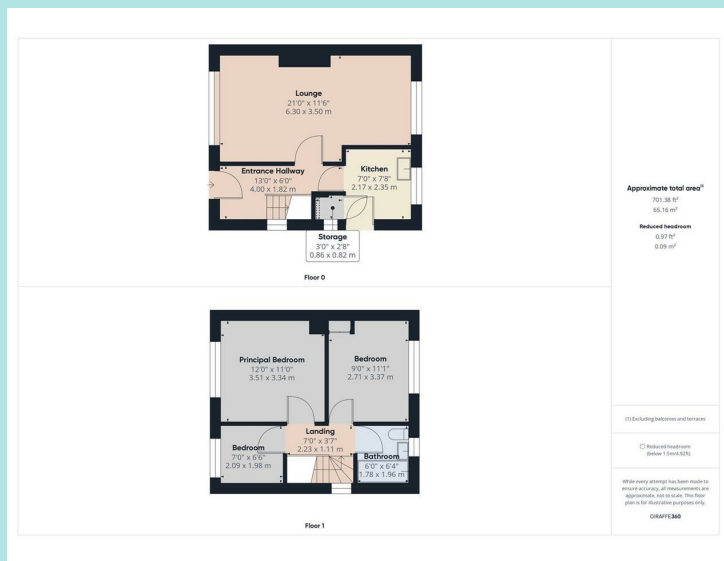
Mayfield Avenue is a popular residential street with access via Mayfield Grove onto the A641 / Bradford Road and within the catchment area for highly regarded local schools. The local amenities of Bailiff Bridge are within walking distance, and nearby Brighouse town centre boasts the leisure centre and swimming pool, local parks, supermarkets and a variety of both high street and independent stores. The A58 and M62 are both easily accessible, as are the railway stations at both Brighouse and Low Moor, making this a convenient location for those who need to commute.

Accommodation

A uPVC door gives access directly into the entrance hallway with an open staircase leading up to the first floor and window to the side elevation allowing natural light. The generous lounge enjoys a dual aspect with windows set to both the front and rear elevations, and a gas fire is set upon a marble hearth and back plate with timber surround. The kitchen enjoys range of base, wall and drawer units with complementary work top incorporating a one and a 1/2 bowl sink with drainer and mixer tap over. There is space for a cooker, space for a fridge freezer and plumbing for a washing machine. A window overlooks the rear garden and a further uPVC door leads out to the side of the property. The understairs cupboard has a window to the side elevation and houses the gas and electric metres, an alarm control panel.

Continuing up to the first floor where the principal bedroom is a good size double with a window to the front elevation. The adjacent bedroom is a single, whilst a second double bedroom is set to the rear and benefits from a fitted cupboard. The house bathroom benefits from fully tiled walls and a heated towel rail, with a three-piece suite comprising wash hand basin, WC and bath with shower over.

Externally, the property benefits from a spacious driveway which leads to a detached garage with up and over door. The attractive front garden benefits from a variety of mature plants and shrubs set within low maintenance pebble areas, with a small paved patio. The triangular rear garden has a pathway leading to a small paved area and borders of mature shrubs. There is potential to extend the property to the side as the adjoining property has done, subject to obtaining any necessary planning permission.



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

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