



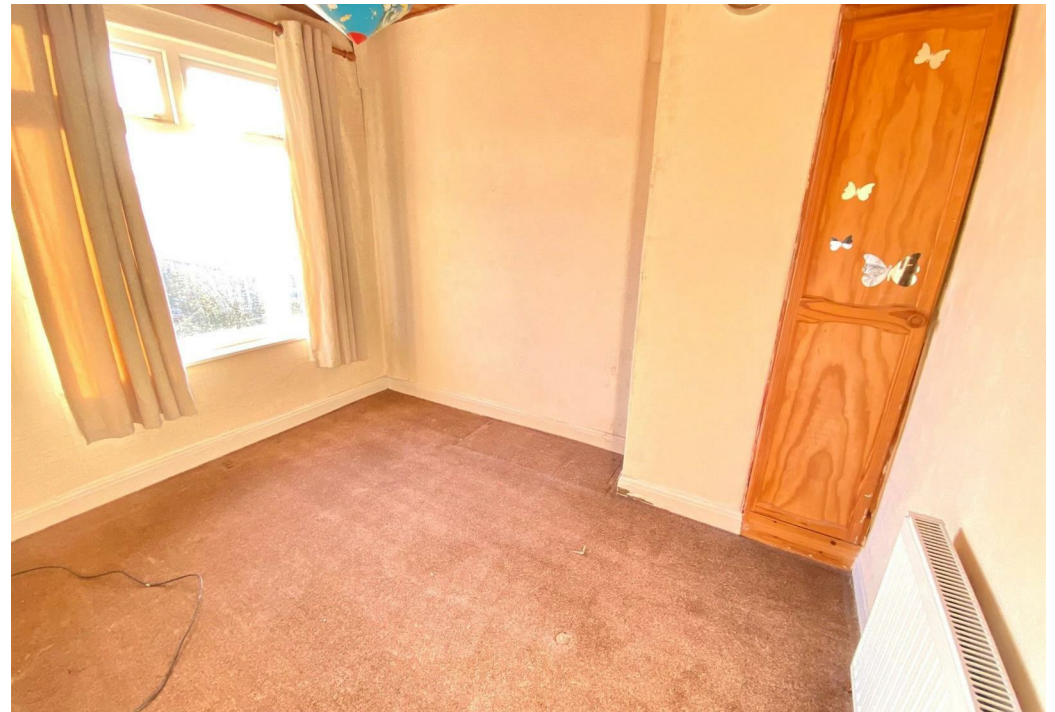
9 Castle Avenue, Brighouse, HD6 3HT
£75,000

bramleys



Situated in the popular residential area of Brighouse is this 2 bedroom end terrace property. The property is approximately half a mile from the centre of Brighouse making it easily accessible to local amenities as well as being close to the towns of Halifax and Huddersfield. The property benefits from uPVC double glazing and gas central heating and features gardens to both the front and rear making it an ideal purchase for the first time buyer or investor buyer alike. An early internal inspection is recommended to appreciate what the property has to offer.

Energy Rating: TBA



GROUND FLOOR:

Enter the property via a uPVC entrance door into:-

Entrance Vestibule

Where there is a central heating radiator.

Lounge

13'0" x 10'5" (3.96m x 3.18m)

Fitted with a central heating radiator and a uPVC double glazed window.

Dining Kitchen

13'6" x 6'6" (4.11m x 1.98m)

Comprising a range of matching floor and wall units with laminated working surfaces. There is a 4 ring electric hob with overhead extractor fan and light, an in-built oven and grill, plumbing for an automatic washing machine and an inset stainless steel sink unit with side drainer. There is also a central heating radiator, built-in pantry cupboard, uPVC double glazed windows to side and rear and a uPVC rear access door leading to the rear entrance porch with timber and glazed external door.

FIRST FLOOR:

Landing

Bedroom 1

13'7" max x 11'6" (4.14m max x 3.51m)

There is a central heating radiator, a uPVC double glazed window and a cast iron Victorian style fireplace.

Bedroom 2

9'7" x 7'3" (2.92m x 2.21m)

Situated to the rear of the property and fitted with a central heating radiator and uPVC double glazed windows.

Bathroom

Furnished with a 3 piece suite comprising low flush WC, pedestal wash basin and bath with overhead shower and curved shower screen. There is also a uPVC double glazed window and ladder style radiator.



OUTSIDE:

There are gardens to the front and rear with the rear being a generous enclosed garden with lawns and timber fencing.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave our Elland office travelling down Victoria Road onto Southgate. Take the first exit on the roundabout and turn immediately right onto the B6114 Dewsbury Road. Follow the road up the hill and all the way to the traffic lights. Turn left at the traffic lights onto the A643 New Hey Road. Continue along the road passing over the double mini roundabout and on reaching the next mini roundabout turn left onto the A643 Thornhill Road towards Brighouse. After passing the turning on the right for Brook Grain Hill, Castle Avenue can be found as a turning on the left hand side and the subject property can be clearly identified by the Bramleys For Sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

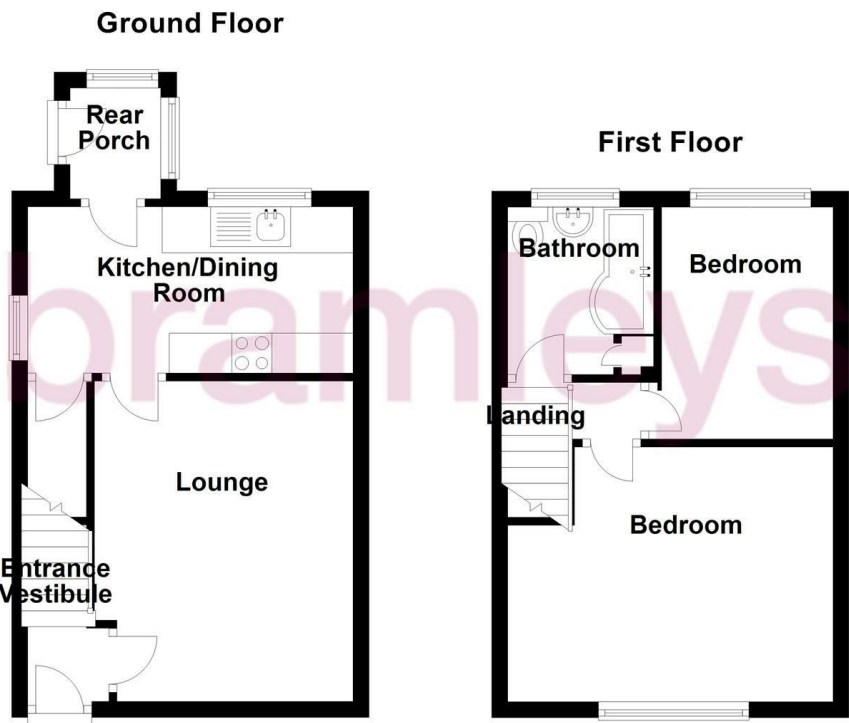
Band A

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

- There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

