



18 Clough Lane, Brighouse, HD6 3QH
£195,000

bramleys

NO UPPER CHAIN

Situated in the popular area of Brighouse, this well proportioned semi-detached home provides 2 first floor bedrooms, with a second floor attic room.

Offering fantastic potential for a first time buyer or young family, an internal viewing is recommended to appreciate the property on offer.

Conveniently positioned for access to shops, pubs and excellent commuter links to the M62 motorway network, as well as Huddersfield and Elland. The property enjoys both convenience and charm.

Externally the property provides a driveway and garage, for ample off road parking. Together with gardens to both front and rear.



GROUND FLOOR:

Enter the property through an external door.

Entrance Hall

With stairs leading up to the first floor, doors give access to the kitchen and lounge.

Lounge

13'7" x 11'4" (4.14m x 3.45m)

The focal point of the room is the coal effect gas fireplace which is set into a decorative marble and timber surround. There is also a central heating radiator and a uPVC bay window to the front elevation.

Dining Area

8'6" x 13'7" (2.59m x 4.14m)

The focal point of the room is the coal effect Inglenook fireplace. There are also useful built-in storage cupboards (one of which houses the boiler), a uPVC double glazed

window to the side elevation and a useful understairs storage cupboard. This room is open plan to the kitchen.

Kitchen Area

9'7" x 13'7" (2.92m x 4.14m)

Fitted with a range of wall, drawer and base units, together with laminate work surfaces, tiled splashbacks and a 1.5 bowl sink with side drainer. There is also a 4 ring gas hob with electric shoulder level oven, central heating radiator, Bosch washing machine and Miele Fridge Freezer. A uPVC double glazed window overlooks the rear and an external door gives access to the side of the property.

FIRST FLOOR:

Landing

Providing access to all first floor accommodation, as well as access to the attic room via stairs.

Bedroom 1

11'9" x 11'5" (3.58m x 3.48m)

Having useful built-in wardrobes with mirrored sliding doors and a uPVC double glazed bay window to the front elevation.

Bedroom 2

7'5" x 11'10" max (2.26m x 3.61m max)

With a central heating radiator and a uPVC double glazed window to the rear elevation.

Bathroom

Furnished with a low flush WC, pedestal wash hand basin and panelled bath with showerhead attachment. There are tiled splashbacks, a central heating radiator and a uPVC double glazed window to the rear elevation.

SECOND FLOOR:



Attic Room

15'3" max x 9'3" (4.65m max x 2.82m)

Having a uPVC double glazed window to the rear elevation. Please note, there is restricted head height.

OUTSIDE:

To the front of the property there is a concrete driveway which leads up to the detached single garage and a flagged patio area with decorative shrub borders. To the rear there is a flagged patio area, veg beds, greenhouse and hardstanding for an additional greenhouse or garden shed.

Garage

Having an up and over door, 3 windows to the rear and a personal door to the rear also.

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 Elland via Southgate, taking the first exit at the roundabout and then turn immediately right on to Dewsbury Road. Continue up the hill, all the way to the junction at the Sun Inn public house. Proceed straight ahead at the traffic lights and the property will be found after a short distance on the right hand side, clearly identified by the Bramleys for sale board.

>>>TENURE:

Leasehold - Term: 999 years from 01/11/1934

Ground Rent: £3.00 per annum

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

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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.

VIEWINGS:

Please call our office to book a viewing on 01422 374811.







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:

1. 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.

2. 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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