



## 26 Field Top

Bailiff Bridge, Brighouse, HD6 4EQ

Offers Over £89,999 Freehold





An ideal purchase for a first time buyer or buy to let investor, 26 Field Top is a spacious one bedroom back to back end terrace. This stone built home is available for immediate occupation with no upper chain and benefits from uPVC double glazing and gas central heating with accommodation set over three floors.

#### Location

Field Top is a cul-de-sac of terraced properties, set off Old Wyke Lane which is accessed from the main A641/Bradford Road in Bailiff Bridge, This is a convenient location for access to Brighouse, Bradford, the A58 and J26 of the M62. Local shops are within walking distance including a new mini supermarket, recently constructed, with a wider range of amenities available in nearby Brighouse Town centre.

#### Accommodation

A uPVC door opens into the small entrance vestibule with open staircase to the first floor and useful coat hook area. The ground floor provides a spacious lounge which has a coal effect gas fire within the chimney breast with timber surround and useful fitted cupboards to one alcove. An opened doorway gives access down to the vaulted cellar which provides a small kitchen with a window to the front elevation and extractor fan. Featuring a range of base and drawer units with complimentary wooden worktops which incorporate a four ring gas hob with extractor hood above and sink with mixer tap over. There is an electric oven, freestanding fridge, integrated slimline dishwasher and plumbing for a washing machine with all appliances included within the sale price.

Continuing up to the first floor where the spacious landing enjoys natural light from a window to the gable wall, there is a loft access hatch and a fitted airing cupboard over the stairs which houses the boiler and provides storage. The generous double bedroom features a fitted double wardrobe to one alcove with overhead cupboard and shelving to one wall. Completing the accommodation, the house bathroom provides a bath with shower over, WC and wash hand basin. With a window to the front elevation, extractor fan and part tiled walls.

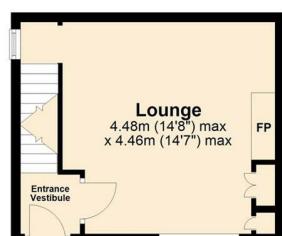
On street parking is available on Old Wyke Lane with steps and a pathway leading to Field Top.



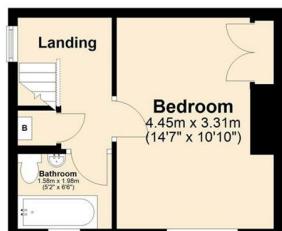
Lower Ground Floor



Ground Floor



First Floor



Council tax band: A

EPC rating: D

Ground rent: N/A

Service charge: N/A

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