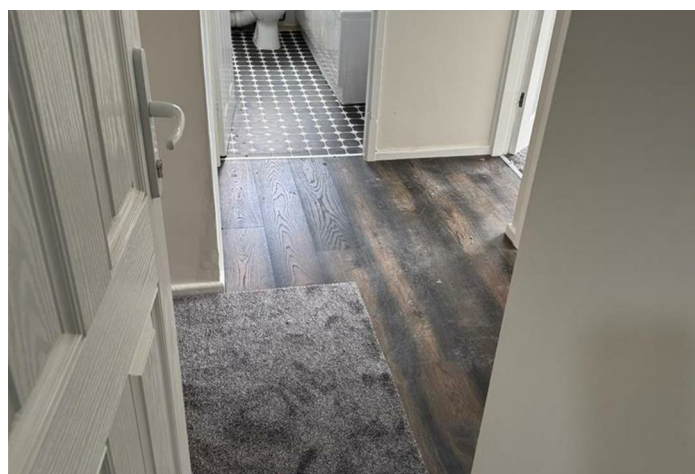


FREEHOLD



Flat (EPC Rating: )

**275 WHINNEY HILL PARK, BRIGHOUSE,  
WEST YORKSHIRE, HD6 2NQ**  
Offers In The Region Of

**£85,000**



# 2 Bedroom Flat located in Brighouse

275 WHINNEY HILL PARK, BRIGHOUSE, HD6 2NQ

A brick built first floor flat with interlocking concrete tiled pitched roof and located in a popular and convenient residential area, accessible for the local schools, bus services and shops in Hove Edge and Brighouse. The property has been modernized and is sold as an investment property to interested purchasers. It has gas fired central heating and upvc sealed unit double glazing. The property is tenanted on an Assured Shorthold Tenancy Agreement with the tenants, and the prospective purchaser should agree to keep the existing tenants in the property until they want to leave, and providing they comply with the tenancy agreement. The accommodation comprises:-

## GROUND FLOOR

Shared rear entrance lobby and stairs

Leading up to the first floor and serving subject flat and the neighbouring one at the side

## FIRST FLOOR

Small landing

## Full description

275 WHINNEY HILL PARK, BRIGHOUSE, HD6 2NQ

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## GROUND FLOOR

Shared rear entrance lobby and stairs

Leading up to the first floor and serving subject flat and the neighbouring one at the side

## FIRST FLOOR

Small landing

Giving access into

Inner hall

With built in store cupboard, trapdoor access to roof void

Living room (13 ft 9 inches x 11 ft 3 inches)

Radiator, window to front and open plan archway into

Kitchen (6 ft 9 inches x 10 ft 9 inches)

single drainer sink unit, concealed wall mounted ideal Esprit eco 2 gas central heating boiler, part tiled walls, window to rear, fitted cupboards, drawers, access into hallway and living room

Bedroom 1 (13 ft 9 inches x 8 ft 6 inches)

Radiator, window to front

Bedroom 2 (7 ft x 9 ft 6 inches)

Radiator, window to front

Bathroom (10 ft x 6 ft)

Modern white suite, paneled bath, pedestal washbasin, low

flush wc, shower attachment, fully tiled walls, radiator, obscure glazed window to side

## OUTSIDE

Communal grounds to front, side and rear, partly maintained by Calderdale MC and including communal parking area to front

## TENURE

Long leasehold for the unexpired term of 999 year lease at a ground rent of £10 per annum from 7 September 2006.

Service charge not applicable.

## SERVICES

Mains sewer drainage, gas, water and electricity are laid on.

## VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email [info@jowett-huddersfield.co.uk](mailto:info@jowett-huddersfield.co.uk)

## COUNCIL TAX BAND

A

## ENERGY BAND

To be reviewed on or before 27 June 2026.

## DIRECTIONS

From Brighouse town centre proceed along the A641 Bradford Road towards Bailiff Bridge. After approximately ¼ mile turn left and ascend Smithy Carr Lane. At the T junction/crossroads turn right into Lightcliffe Road, and then just past the cemetery on the right turn right again into Smith House Lane. After a further ¼ mile, starting the descent of the road, turn right into Whinney Hill Park opposite Smith House Drive. Turn first right and then follow the road round to the left, and the subject property will be seen on the second turning at the head of the cul-de-sac serving bungalows, flats and the community centre building.

## SOLICITORS

To be confirmed.





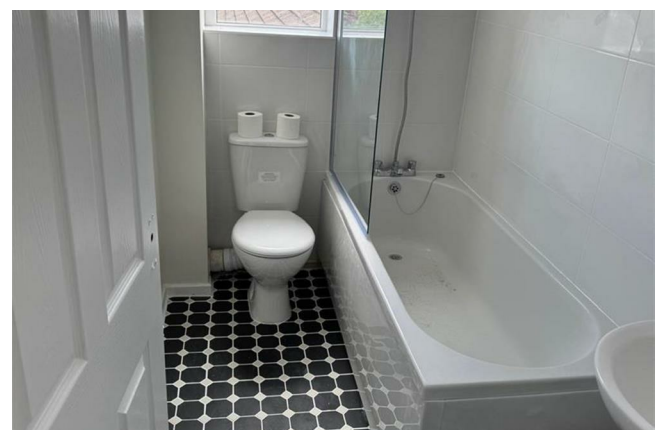
#### EXTRAS

Carpets and curtains included as seen.

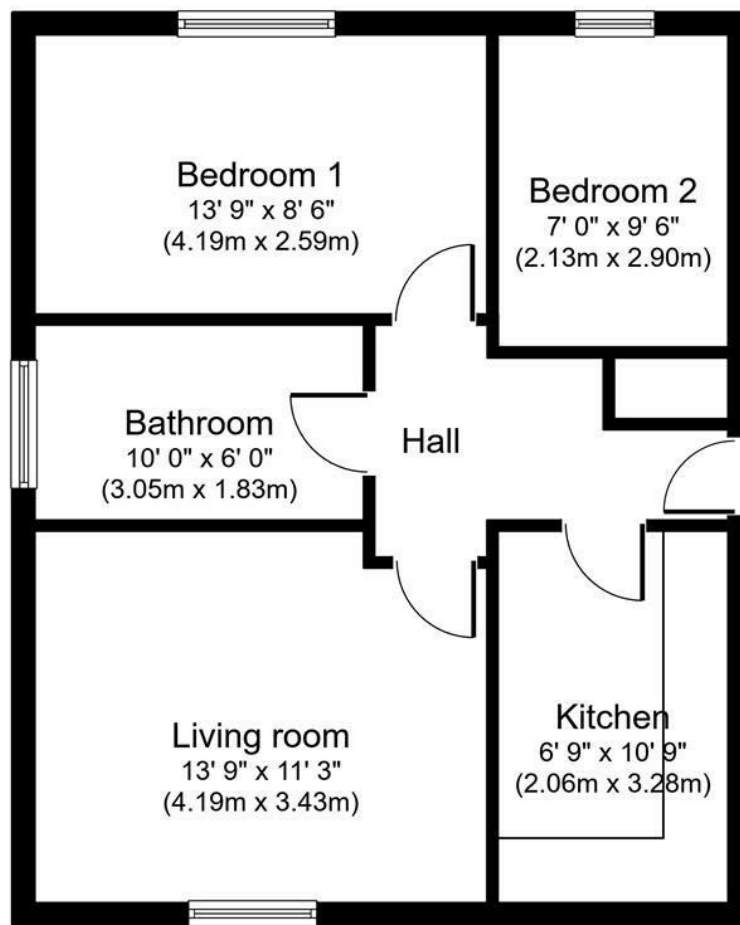
#### NB

This property is offered for sale on the proviso that the purchaser takes on the existing tenants who are paying £600 per calendar month under the Assured Shorthold Tenancy Agreement providing tenants abide by the terms of the tenancy.

Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given



275 WHINNEY HILL PARK, BRIGHOUSE, HD6 2NQ



WHINNEY HILL PARK



call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on

01484 536 799

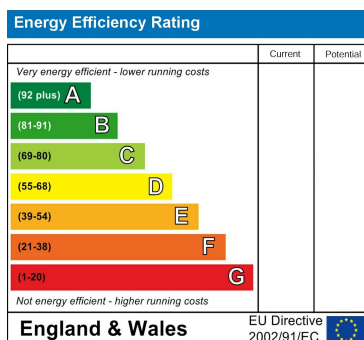
Council Tax Band

Call us on

**01484536799**

**info@jowett-huddersfield.co.uk**

Energy Performance Graph



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

