



24 Lower Newlands

Brighouse, HD6 3RG

Offers Over £142,500 Freehold





Deceptively spacious from its roadside appearance, this mid-terrace home on Lower Newlands presents an excellent opportunity for first-time buyers and investors alike. Offering two-bedroom accommodation arranged over three floors, the property features a spacious dual-aspect lounge and a generous dining kitchen to the lower ground floor. Further benefits include a good-sized rear garden, a new boiler, and the advantage of being offered for sale with no upper chain.

Ideally positioned in a sought-after location close to Brighouse Railway Station and the town centre, the property is perfectly suited to commuters and those seeking convenient access to a range of local amenities.

Location

Lower Newlands is a quiet cul-de-sac, accessed from Huddersfield Road via Lords Lane. Brighouse railway station is within walking distance, as is Brighouse town centre with an excellent variety of shops, cafes, bars and restaurants. Highly regarded local schools are all within easy reach, and J25 of the M62 is 5 minutes' drive away.

Accommodation

A uPVC and glazed door opens into a small entrance hallway with a feature arch over the open staircase to the first floor. The ground floor provides a spacious dual aspect lounge with high ceilings, ceiling rose and central fireplace with marble hearth and timber surround.

An enclosed staircase leads down to a generous dining kitchen which has a window to the rear elevation and uPVC door leading out to the garden. Double louvre doors enclose the understairs cupboard where the boiler is situated. A new boiler is currently being installed and will come with a 5 year warranty.

The kitchen benefits from an excellent range of base, wall and drawer units including pullout caddies and two glass display cabinets with internal lighting. Integrated appliances include: fridge, freezer, electric oven, and a four ring gas hob with hidden extractor above. There is plumbing for both a washing machine and a dishwasher. Complimentary work surfaces incorporate a 1 and ½ bowl sink with drainer and mixer tap over.

On the first floor there are two bedrooms, each with a window to the front elevation, with the larger bedroom enjoying fitted wardrobes. The house bathroom enjoys a white three piece suite comprising: wash hand basin, WC and bath with shower over.

Externally, there is on street parking available to the front of the property. At the rear, the garden provides a generous area of lawn with a garden shed, and a paved patio area.

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



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