



36 Wyke Old Lane

Bailiff Bridge, Brighouse, HD6 4EH

£1,100 PCM





Occupying an ideal location in Bailiff Bridge, Brighouse, a semi detached property features a spacious reception room, three well appointed bedroom and a family bathroom, suitable for a small, growing family. The property boasting off road parking for up to two vehicles, with external area to front and rear.

Residents will appreciate the variety of local amenities available, including shops, schools, and parks, all within easy reach. Furthermore, the area provides excellent commuting opportunities, making it an ideal location for professionals who travel to nearby towns or cities.

*Property will undergo partial renovation to include decoration and floor coverings.

Accommodation

The property briefly comprises of an entrance hall, leading through to a spacious lounge/diner with patio doors accessing out to the rear garden. A kitchen incorporates a range of wall, and drawer units, with sink and mixer tap. Also benefiting from integrated electric oven, four ring gas hob with extractor hood above. Available space for a fridge/freezer and plumbing for a washing machine. Additional understairs storage.

To the first floor elevation is a double bedroom, second double bedroom and third bedroom ideal office space or nursery. A fully tiled house bathroom comprising of three piece suite to include low flush WC, sink pedestal and panelled bath with an over bath shower.

Externally the property provides front garden with pebbled area and shrubs. To the rear offers a generous turfed area with gated access to a private drive providing ample parking.

Location

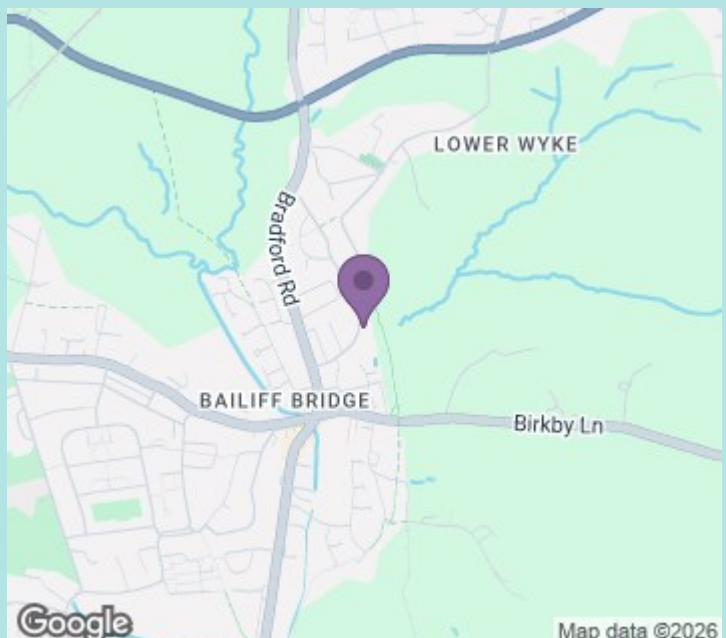
Occupying an ideal location just off Bradford Road close to the centre of Bailiff Bridge, enjoying a range of local shops/amenities and benefiting from excellent commuter links by both road and rail with regular rail services running from both Brighouse station and Low Moor station.

The M62 is easily accessed with both J25 and J26 being approximately equidistant from the property, The area boasts highly regarded schools including Bailiff Bridge Infant & Junior School, Lightcliffe C of E Primary School, Brighouse High School and Hipperholme Grammar School.

Council tax band: C

EPC rating: C

Deposit: £1,269



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