



6, Crofts House Spout Hill, Brighouse, HD6 3QY

£115,000

- 2 Spacious Double Bedrooms
- Stylish Family Bathroom
- Bright Lounge with Balcony
- Allocated Parking Included
- Separate Modern Kitchen
- Excellent Transport Links

Crofts House Spout Hill, Brighouse HD6 3QY

Well Presented 2-Bedroom Second Floor Apartment – Ideal for First-Time Buyers, Professionals, Downsizers or Investors

Situated in a highly regarded residential area with excellent transport links, this beautifully maintained two-bedroom second-floor apartment offers bright, contemporary living with a spacious layout and quality finishes throughout. Perfectly suited to first-time buyers, downsizers or investors.



Council Tax Band: B



Entrance:

With a concealed entrance to the rear of the building, accessed via the residents only car park, this apartment offers added privacy and security. Climb the first set of stairs to enter a bright, welcoming hallway that sets the tone for the accommodation on offer. Doors lead to all rooms, with a useful storage cupboard for household essentials and a separate cupboard housing the boiler.

Bright and Spacious Lounge:

A sunny dual-aspect living space with French doors opening onto a Juliet balcony, allowing natural light to flood the room. Ample space for both lounge and dining furniture, with stylish contemporary panelling adding a modern touch.

Separate Kitchen:

Well-appointed with electric oven, ceramic hob, and stainless steel sink positioned under the window. Practical laminate flooring extends through the kitchen and hallway for easy maintenance.

Two Generous Double Bedrooms:

The main bedroom features a front-facing window, quality fitted wardrobes, and new carpets, all finished in a fresh, neutral palette. The second bedroom is also a full double and currently used as a home office, ideal for flexible modern living.

Family Bathroom:

Includes a full-size bath with thermostatic shower over and laminate flooring.

Additional Features:

All the rooms are generously proportioned
Electric heating throughout
New carpets and well-maintained interiors in a contemporary neutral style
Allocated parking space

KEY NOTE

Caged animals only, no dogs.

Location Benefits:

Quiet residential setting with a strong community feel
Excellent access to the M62 motorway – ideal for commuters
Close to well-regarded schools and just 5 minutes to local supermarkets and amenities

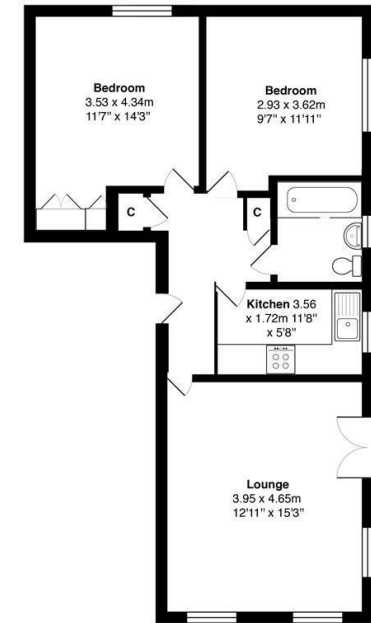
Agent Notes & Disclaimer

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Leasehold with a monthly service charge of £80.20







Total Area: 59.2 m² ... 638 ft²

All measurements are approximate and for display purposes only

