106 Brooke Street, Brighouse, HD6 3DU

Asking Price £100,000

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A well presented one bedroom terraced property offering deceptively spacious accommodation, ideally suited to the first time buyer, downsizer or investor. The property features a modern fitted kitchen, spacious lounge and a generously sized double bedroom together with a large shower room offering useful dressing space. Conveniently located within easy reach of Brighouse town centre, local amenities and transport links.

GROUND FLOOR:

Entrance Vesitbule

Accessed via a UPVC external door, having staircase rising to the first floor level and door leading through to the lounge.

Lounge

15'2 x 14'1 (4.62m x 4.29m)

A spacious reception room featuring a gas fire set to a tiled fireplace with timber surround, decorative ceiling coving, central heating radiator and UPVC window to the front elevation.

Lobby

With access to the cellar and separate WC.

Kitchen

14'7 x 6'8 (4.45m x 2.03m)

Fitted with a modern range of matching wall and base units with complementary working surfaces and inset stainless steel sink with side drainer and mixer tap. Incorporating a four ring electric hob with electric oven beneath, together with space and plumbing for an automatic washing machine. Having tiled splashbacks, extractor fan, inset ceiling spotlights, central heating radiator and UPVC window.

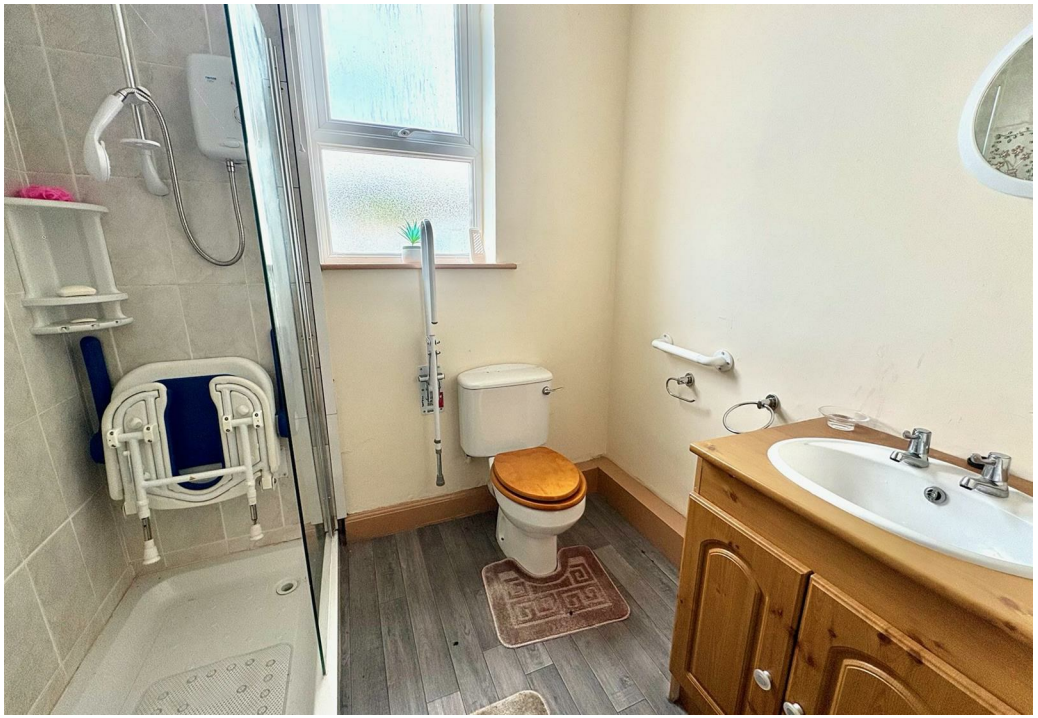
FIRST FLOOR:

Landing

Bedroom

14'11 x 14'7 (4.55m x 4.45m)

A generously proportioned double bedroom with fitted wardrobes to the alcoves, central heating radiator and UPVC window. Further built-in cupboard housing the central heating boiler.



Shower Room

A spacious shower room fitted with a large walk-in shower enclosure with electric shower, low flush WC and wash hand basin set to vanity storage. Fitted cabinets and drawers provide a useful dressing area. Having inset ceiling spotlights, loft access point, central heating radiator and UPVC window.

OUTSIDE:

Garden area to front.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

Band A

MORTGAGES:

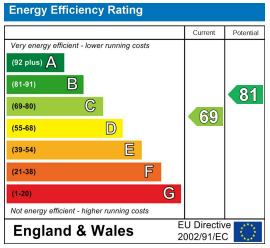
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

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