

FREEHOLD



House - Semi-Detached (EPC Rating: )

**TRINITY GROVE | SMITHY CARR LANE,  
BRIGHOUSE, BRIGHOUSE, HD6 4BG**  
Offers In The Region Of

**£160,000**



# 4 Bedroom House - Semi-Detached located in Brighouse

## Full description

1 TRINITY GROVE, SMITHY CARR LANE, BRIGHOUSE, HD6 4BG

An extended semi detached house, constructed in the 1980s and located on a corner plot in this established and convenient residential area. The property is in need of repair and modernization. It offers excellent potential for improvement. It is situated approximately 1 mile from Brighouse centre, accessible for the M62, Leeds, Manchester and West Yorkshire conurbations. The property has gas fired central heating and hardwood style upvc double glazing. The accommodation comprises:-

### GROUND FLOOR

ENTRANCE PORCH (3 FT 6 INCHES x 3 FT 6 INCHES)

Obscure glazed window to front, access door to side  
SITTING ROOM (13 FT x 14 FT 3 INCHES)

Staircase to first floor, open doorway into  
LIVING ROOM (10 FT 6 INCHES x 14 FT 3 INCHES)

Window to front, French doors leading out to side  
DINING KITCHEN (13 FT x 13 FT 3 INCHES)

Single drainer 1½ bowl sink unit, 4 ring hob, built in oven, breakfast bar, fitted cupboards and drawers, wall mounted Baxi gas central heating boiler, window and door to rear, open doorway into

BREAKFAST ROOM (10 FT 6 INCHES x 8 FT)

Radiator, windows to side and rear

### FIRST FLOOR

LANDING (13 FT x 4 FT max)

BEDROOM 1 (13 FT x 10 FT 9 INCHES ave)

Fitted wardrobes, dressing table, bulkhead store cupboard with hot water cylinder, separate recess with shower fitting, radiator, 2 windows to front

BEDROOM 2 (12 FT 10 INCHES x 9 FT 9 INCHES)

Radiator, window to rear

BEDROOM 3 (10 FT 6 INCHES x 7 FT 9 INCHES)

Plus recess to door, radiator, windows to side and rear  
BEDROOM 4 (10 FT 6 INCHES x 7 FT 6 INCHES)

Radiator, window to front

BATHROOM (7 FT 8 INCHES x 6 FT 9 INCHES)

Corner bath, low flush wc, washbasin, part tiled walls, window to side

### OUTSIDE

Enclosed garden area with potential to front, side and rear, flagged pathways, artificial stone walling and timber fencing. Two allotted car parking spaces in communal car parking area for Trinity Grove off James Street.

### TENURE

Freehold.

### 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

Information obtained from Directgov website.

### ENERGY BAND

D.

### DIRECTIONS

From Brighouse town centre proceed along the A641 Bradford Road for approximately ¾ mile before turning left just after Rayner Road and into Smithy Carr Lane/Trinity Grove. The property will be seen on the left hand side and has frontage to the rear on to James Street.

### SOLICITORS

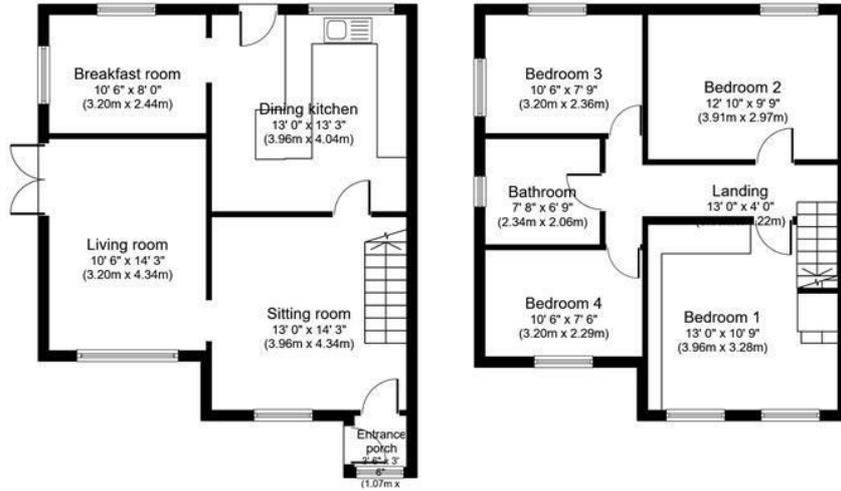


**NB**

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



1 TRINITY GROVE, SMITHY CARR LANE, BRIGHOUSE,  
HD6 4BG



GROUND FLOOR

FIRST FLOOR



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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.

