



1 Broad Oak Lane, Brighouse, West Yorkshire, HX3 8BT Offers In The Region Of £205,000

Offered to the market with no onward sale chain is this TWO DOUBLE BEDROOM END TERRACE PROPERTY located in Brighouse - HX3 with local amenities and commuters links nearby. With two good-sized double bedrooms, a breakfast kitchen within an open-plan ground floor, and no onward sale chain, we expect this property to be popular with a range of prospective buyers.

Internally comprising: breakfast kitchen, living room, ground floor wc, cellar, first floor double bedroom, bathroom, second floor double bedroom.

Externally the property is situated off of Halifax Road between Brighouse and Hipperholme, with off-street parking one car available, and a low-maintenance paved garden to the front.

The property is set across three floors, maintained to a good standard by the current owner, and looks to be ideally suited to a first-time buyer seeking a property in the area.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Breakfast Kitchen



Open-plan breakfast kitchen to the front of the property with entry from the entrance porch and through to the living room. With a breakfast bar offering seating for two, chrome vertical radiator, and laminate flooring throughout.

The kitchen is fitted with a good range of matching white units with complementary worktops.

Appliances - electric hob with extractor, oven/grill, sink with drainer, free-standing fridge/freezer, space for a dishwasher (utility porch offers space for white goods).

Living Room



Spacious living room with a view to the side of the property and open entrance to the kitchen.

With a ceiling rose and coving, a central wood-burning stove with decorative surround, and ample room for a large suite as seen.

Utility Porch



Utility porch to the front of the property with access through to the kitchen with glass-panelled door.

With a fitted worktop, plumbing for white goods, and the boiler to the corner.

WC

Ground floor WC with wall-tiling, wash basin and frosted window.

Cellar

The property benefits from a good-sized cellar, accessible from

the living room.

Offering ideal storage space, with laminate flooring and fitted shelving.

FIRST FLOOR

Bedroom



Good-sized bedroom to the first floor with a view to the front of the property.

Offering space for a double bed with side tables, and alcove space for wardrobes/dressing furniture.

Bathroom

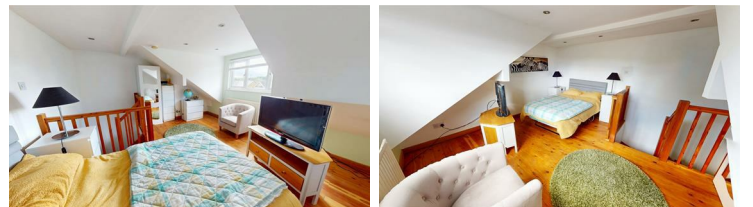


Tiled house bathroom with frosted window to the front of the property.

Fitted with a matching white three-piece suite - tub bath with shower fitting, WC, wash basin and towel rail.

SECOND FLOOR

Bedroom



Second floor double bedroom with a dormer view to the front of the property.

With laminate flooring throughout, open staircase to the middle floor, and ample room for a large bed with side tables and dressing furniture.

EXTERNAL



Front



Low-maintenance garden to the front of the property with access through to the entrance porch.

Flagged throughout, with well-maintained border shrubs and stone walling - an ideal space for outdoor seating.

Parking

The property offers off-street parking for one car to the front, with access from Halifax Road.

