



Gooder Lane, HD6
Brighouse

Offers in the Region of
£100,000



Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

An exciting opportunity for investors, developers, or owner-occupiers looking to create their ideal home, this two-bedroom terraced property offers tremendous potential in a highly convenient central Brighouse location.

Requiring a programme of modernisation and improvement, the property presents a blank canvas for those seeking a rewarding renovation project. A particular feature is the substantial cellar space, offering excellent scope to be tanked and converted (subject to any necessary consents) into a spacious kitchen-diner, significantly enhancing the property's living accommodation.

The existing layout provides a living room, two bedrooms, and a bathroom, whilst the generous cellar opens up exciting possibilities for reconfiguration and added value.

Situated in the heart of Brighouse, the property is just a short walk from a wide range of local amenities, independent shops, cafes, and restaurants. Brighouse train station is only a stone's throw away, providing excellent transport links for commuters.

A fantastic opportunity to transform and personalise a well-positioned property in one of Brighouse's most convenient locations.

Living Room/Kitchen

Enter the property via a wood door straight into the carpeted living room. An inglenook fireplace with wood surround housing a multi stove wood burner takes pride of place. with a wooden double glazed unit to front aspect. Stairs rise to the first floor. This cellar head kitchen has vinyl flooring, wooden base units with tiled splash backs, stainless steel sink and drainer, a gas hob and an extractor. There is a free standing space for an oven. A PVCu window to rear aspect.

Cellar

Stairs from the kitchen lead down to this large cellar offering potential to be tanked out and to make a large kitchen/diner and utility.

Landing

Stairs rise to the first floor landing. Access to both bedrooms and house bathroom.





Bedroom One

To the front is a double bedroom with wooden fitted wardrobes. A wooden double glazed unit to front aspect.

Bedroom Two

A single bedroom to the front aspect again with wooden fitted wardrobes. A wooden double glazed unit to front aspect.

Bathroom

A partially tiled bathroom comprising of: WC, wash basin and bath with overhead shower. Benefiting from three storage cupboards and PVCu window to rear aspect.

Exterior

Access to the property is straight from the pavement.







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