Hamilton Bower
ESTATE AGENT









14 Halifax Road, Brighouse, HD6 2AG
Asking Price £150,000

Offered to the market with no onward sale chain is this TWO BEDROOM END TERRACE PROPERTY located in Brighouse - HD6 with local amenities and commuters links easily accessible. With no onward sale chain, a useful cellar, and a spacious living and primary bedroom, we expect this property to be popular with a wide range of prospective buyers.

Internally comprising; living room, dining kitchen, cellar, a double and a single bedroom, bathroom and loft.

Externally the property has parking easily accessible to the side, a low-maintenance gated garden, and a communal area to the rear.

The property is presented to a fair standard throughout having been rented previously, has had a new boiler installed, and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Living Room




Spacious living room offering access to the cellar and first floor staircase.
With a central fireplace, alcove space, and room for a two/three-piece suite.

Dining Kitchen




Dining kitchen with a view to the front and rear access to the communal yard.
Fitted with a range of matching white units with complementary worktops and tiled splashbacks.
Offering space for a dining table, but with an existing breakfast bar that seats two.
Appliances - electric hob with extractor, oven/grill, sink with drainer, power/plumbing for white goods.

Cellar

Useful storage cellar with access from the living room offering ideal storage space and a power supply.

FIRST FLOOR

Primary Bedroom




Generous primary bedroom with a dual-fronted view to the front elevation allowing for good natural light.
Offering ample room for a large bed with side tables, wardrobes and dressing furniture.

Bedroom



Second bedroom, a single/three-quarter room with a view to the front - offering ideal use as a childs bedroom or home office.

Bathroom

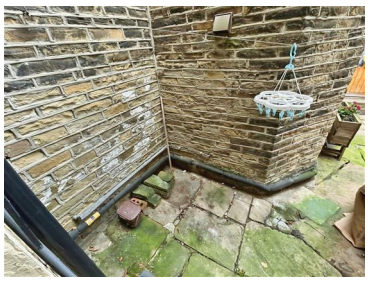
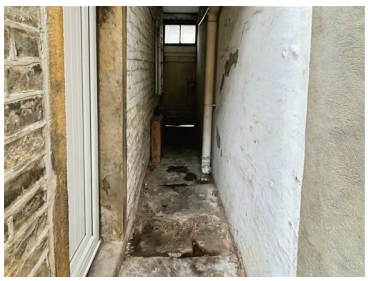



Bathroom with wall-tiling and matching three-piece suite - bath with shower, wc, wash basin and chrome towel rail.

EXTERNAL

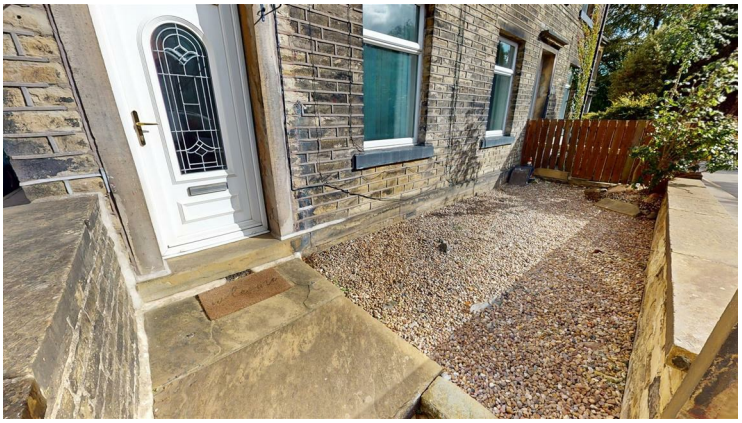


Rear

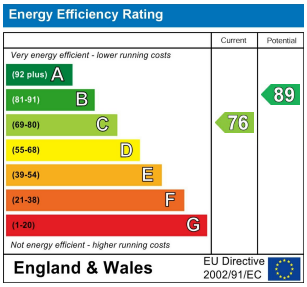



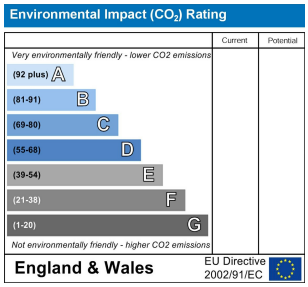
Yard to the rear of the property leading into a communal area with ginnel access from the side.

Front



Low-maintenance gated garden to the front of the property with side path and pebbled centre.


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
76
89
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
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