



**26 Elland Road, Brighouse, HD6 1BR**

£170,000

# 26 Elland Road, Brighouse HD6 1BR

Two-bedroom mid-terrace home with allocated parking and south-facing garden

A well-presented two-bedroom mid-terrace property offering a modern interior, versatile living space, and allocated parking. Ideal for first-time buyers, couples, or commuters, the home benefits from a south-facing rear garden and is conveniently located close to Brighouse town centre, transport links, and local amenities.



#### Ground Floor

Upon entry, you are welcomed into the spacious kitchen which includes a modern boiler and provides plenty of storage and workspace. The kitchen features space for a freestanding fridge freezer and washing machine, along with a dining table and additional storage cupboards.

The cosy lounge overlooks the south-facing rear garden and offers a comfortable living area with a gas fire, integrated shelving, and space for seating and furnishings.

#### First Floor

The house bathroom is finished to a modern standard and comprises a walk-in shower, WC, and wash basin.

The principal bedroom is a generous double room that can accommodate a king-size bed and additional storage. It currently features a double bed, large dresser, shelving, and a freestanding wardrobe. There is also space in the corner suitable for a desk setup, ideal for homeworkers.

A small storage room leads to the second floor and provides additional space that could be used for storage or as a small home office.

The second bedroom is a loft conversion and

comfortably fits a double bed with storage. A Velux window fills the room with natural light.

#### Outside

Externally, the property benefits with space for parking and a front garden with steps leading up to the entrance. The south-facing rear garden is ideal for summer months, offering a pleasant outdoor space for relaxing and entertaining.

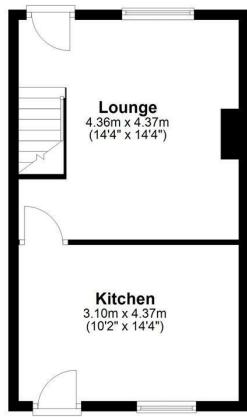
#### Location

Situated close to Brighouse town centre, the property is conveniently positioned for the M62, local shops, schools, and transport links.

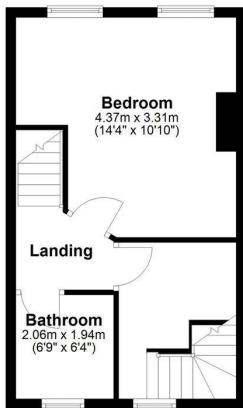
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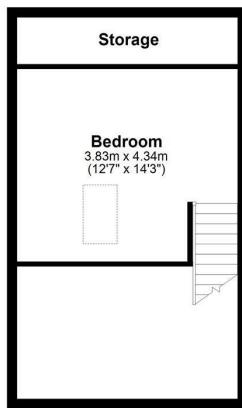
**Ground Floor**  
Approx. 33.0 sq. metres (355.6 sq. feet)



**First Floor**  
Approx. 33.0 sq. metres (355.6 sq. feet)



**Second Floor**  
Approx. 33.0 sq. metres (354.9 sq. feet)



Total area: approx. 99.0 sq. metres (1066.2 sq. feet)



## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.