



134 Thornhill Road, Rastrick, Brighouse, HD6 3AH

Offers Over £140,000

bramleys



Offering excellent development potential to create a spacious and individual family home, this substantial property provides generous and versatile accommodation arranged over three floors, together with a sizeable attic room. Having undergone part renovation works, which have not been inspected or verified, the property provides an exciting opportunity for a purchaser to complete the works and finish the accommodation to their own taste and requirements.

The property is offered with immediate vacant possession and no onward vendor chain, making this an appealing proposition for those looking for a project with genuine potential. The accommodation includes a generous dining kitchen, spacious lounge, three bedrooms, family bathroom, useful cellar and workshop, together with the additional attic room which offers scope for further use or conversion, subject to any necessary planning and building regulation consents. The works required and the current condition of the property have been reflected in the asking price, providing an opportunity for a purchaser to add value through further improvement and modernisation.



GROUND FLOOR:

Lounge

15'4" max x 14'2" max (4.67m max x 4.32m max)

uPVC window to front and uPVC external door.

Inner Lobby

Staircase rising to the first floor level.

Dining Kitchen

14'11" x 15'8" reducing to 8'5" (4.55m x 4.78m reducing to 2.57m)

uPVC window to rear, stainless steel sink unit, gas cooker point and working surface.

Rear Lobby

uPVC external door to the rear.

LOWER GROUND FLOOR

Cellar Room

17'1" max x 4'11" max (5.21m max x 1.50m max)

Door leading to:

Workshop

14'7" x 10'5" (4.45m x 3.18m)

The workshop adjoins a front yard area which is secured by double gates, providing secure access and useful external space.

FIRST FLOOR:

Landing

Having a range of storage cupboards and staircase rising to the second floor.

Master Bedroom

12'4" x 11'2" (3.76m x 3.40m)

Positioned to the front of the property

Bedroom 2

12'0" x 6'10" (3.66m x 2.08m)

Having a window to the front elevation.



Bedroom 3

9'11" x 7'11" (3.02m x 2.41m)

Positioned to the rear of the property with uPVC window.

Bathroom

11'6" x 9'5" (3.51m x 2.87m)

A spacious bathroom having a low flush wc, pedestal hand wash basin and bath. With uPVC window.

OUTSIDE:

To the front is a useful yard area adjoining the workshop and enclosed by double gates, providing secure access. To the rear is a hardstanding area offering off-road parking, with steps leading down to a lower yard providing a private outdoor space.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

Band B

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

