



26 Elland Road, Brighouse, HD6 1BR

£170,000



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

A well-presented two-bedroom mid-terrace property offering a modern interior, versatile living space, and space for 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

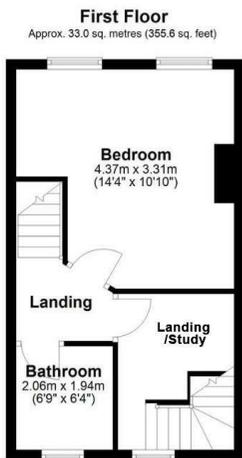
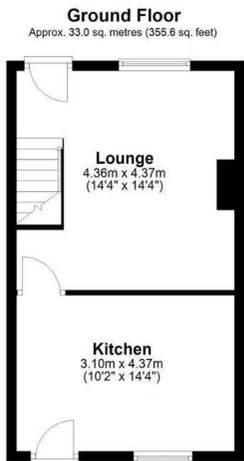
Externally, the property benefits with space for parking and a front garden with steps leading up to the entrance. The south-facing rear garden is ideal for summer months, offering a pleasant outdoor space for relaxing and entertaining.

Location

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

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





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



Viewings

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