



6 New Street, Brighouse, HD6 4DP

£85,000

Offered FOR SALE is this stone built enclosed mid terrace in the popular area of Bailiff Bridge, Brighouse. Accommodation comprises; Entrance lobby, lounge and kitchen. Cellar. To the first floor; landing, bedroom and bathroom. Landing and two attic rooms to second floor. Paveline frontage and on street parking. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. The property is offered for sale with tenant in situ. Viewing essential.

Ground Floor

Entrance Lobby

Upvc obscure double glazed door and window above to front. Staircase access to first floor and door to lounge;

Lounge 10'7" max x 14'9" max (3.25 max x 4.5 max)



Radiator, telephone point, t.v. point and t.v. aerial lead. Upvc double glazed window to front, mobile room stat, dado rail and decorative fireplace. Doors to staircase access to lower ground floor and kitchen;

Kitchen 4'5" x 14'9" (1.35 x 4.5)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Plumbing for washing machine, electric oven, electric hob and extractor hood above. Stainless steel sink and drainer and Upvc double glazed window to front.

Lower Ground Floor

Cellar

First Floor

Landing

Staircase access to second floor and doors to bathroom and bedroom;

Bedroom One 10'7" max x 15'1" max (3.25 max x 4.6 max)



Double bedroom, radiator and Upvc double glazed window to front.

Bathroom 7'8" max x 7'10" max (2.35 max x 2.4 max)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mixer shower. Part tiled wall and part shower walls, radiator. Upvc obscure double glazed window to front and 'Vokera' condensing combi boiler.

Second Floor

Landing

Loft hatch and doors to attic rooms;

Attic Room One 9'0" max x 13'9" max (2.75 max x 4.2 max)



Radiator and Upvc double glazed dormer window to front.

Attic Room Two 7'8" x 9'4" (2.35 x 2.85)



Radiator and Upvc double glazed dormer window to front.

External



Parking

On street parking

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

TBC

Council Tax Band

A

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

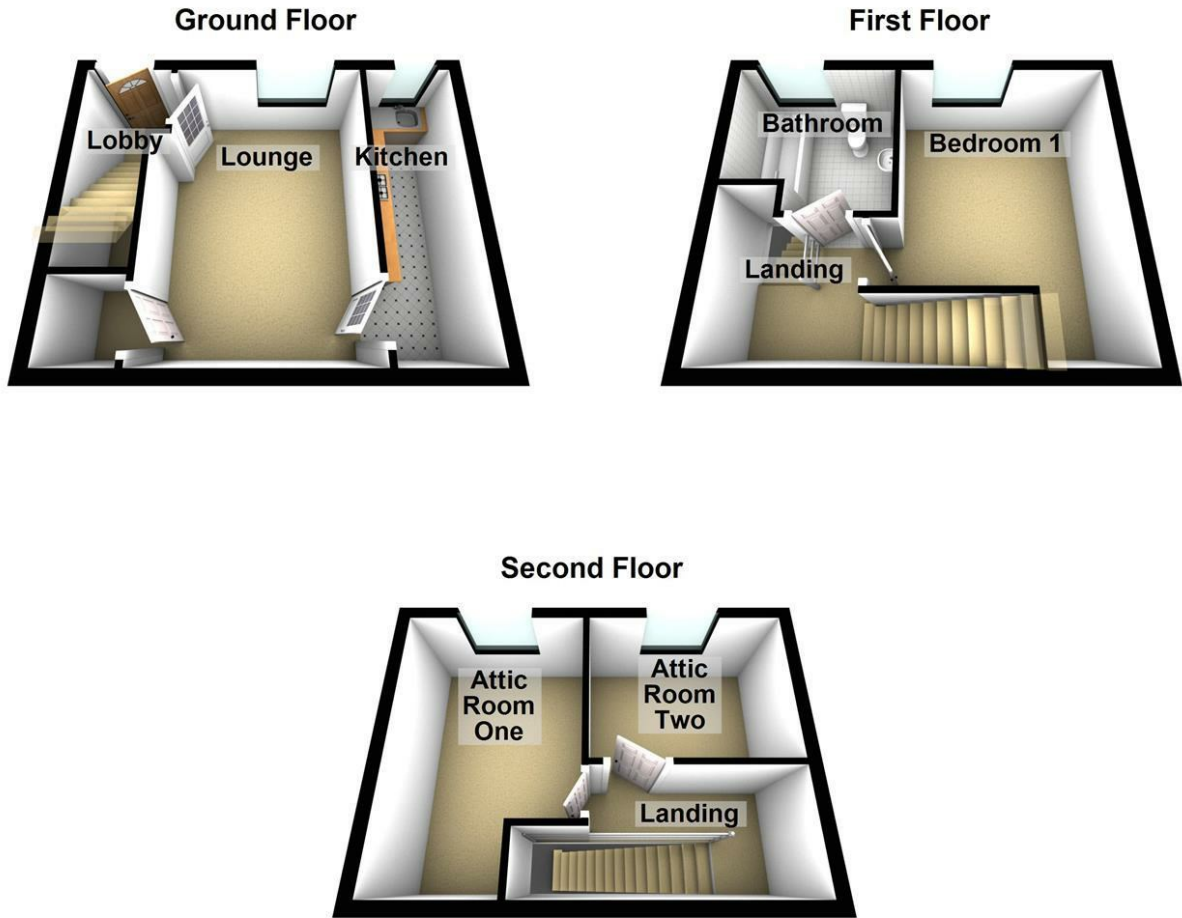
Boundaries & Ownerships

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.

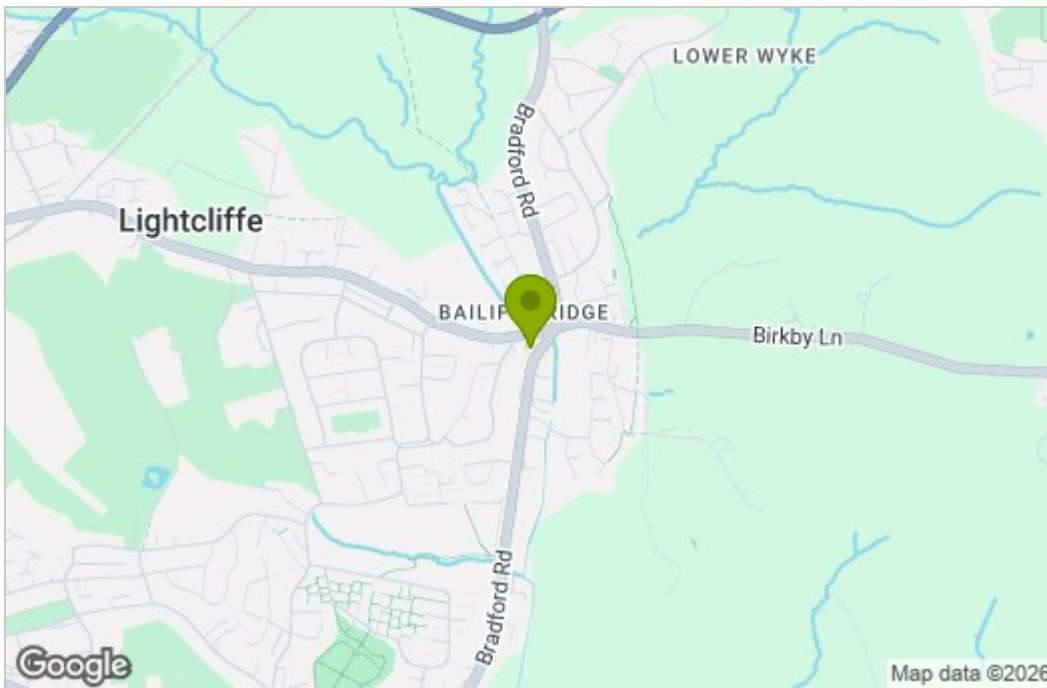
Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.