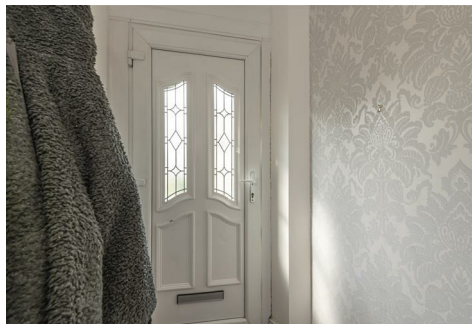




59 Bridge End, Brighouse, HD6 3DN

£127,500

Offered FOR SALE with NO CHAIN is this ONE bedroom ground floor apartment with two levels in this converted house. Accommodation comprises; Entrance lobby, lounge, bedroom and en-suite bathroom. To the lower ground floor is a kitchen and dining room. Garden to front. 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. Viewing essential.

Ground Floor

Entrance Lobby 4'1" x 4'5" (1.25 x 1.35)



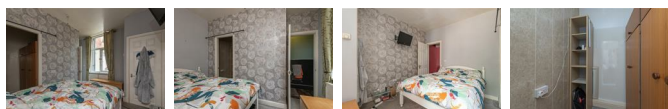
Upvc obscure double glazed door to front, laminate floor and door to lounge;

Lounge 13'5" max x 14'5" max (4.1 max x 4.4 max)



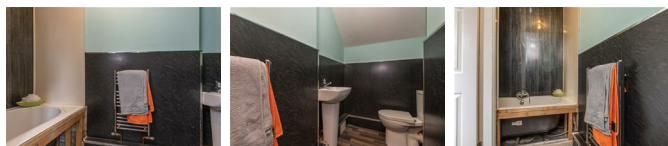
Laminate floor, radiator and Upvc double glazed window to front. Electric fire with marble effect surround and wooden fireplace, telephone point and door to staircase access to lower ground floor. Door to bedroom;

Bedroom One 10'9" max x 11'7" max (3.3 max x 3.55 max)



Double bedroom with radiator, Upvc double glazed window to rear and storage cupboard housing 'MAIN' condensing combi boiler, room stat and walk in wardrobe. Door to bathroom;

Bathroom 5'10" max x 10'5" max (1.8 max x 3.2 max)



Three piece suite comprising low flush w.c. pedestal wash basin and bath. Part shower walls and chrome heated towel radiator.

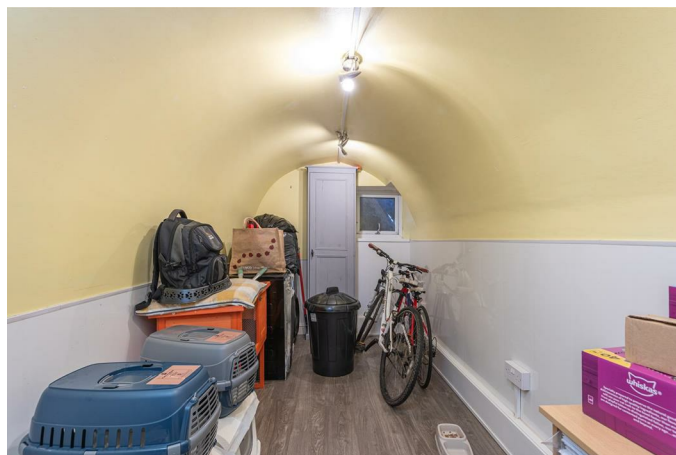
Lower Ground Floor

Kitchen 6'0" x 11'3" (1.85 x 3.45)



Having a range of base units with laminate worktop and laminate splashbacks. Electric oven and hob, plumbing for washing machine and stainless steel sink and drainer. Radiator, extractor fan and Upvc double glazed window to rear.

Dining Room 6'4" x 13'9" (1.95 x 4.2)



Radiator, laminate floor and Upvc double glazed window to front. Fusebox, storage cupboard housing the electric meter and part laminate walls.

External



Patio garden to front

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

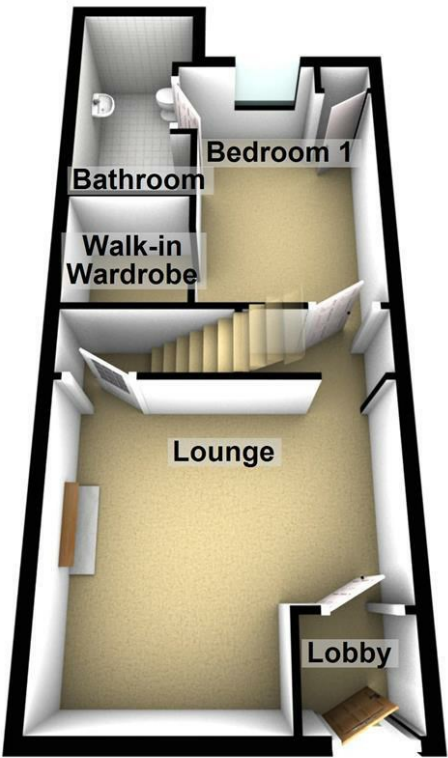
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR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

Floor Plan

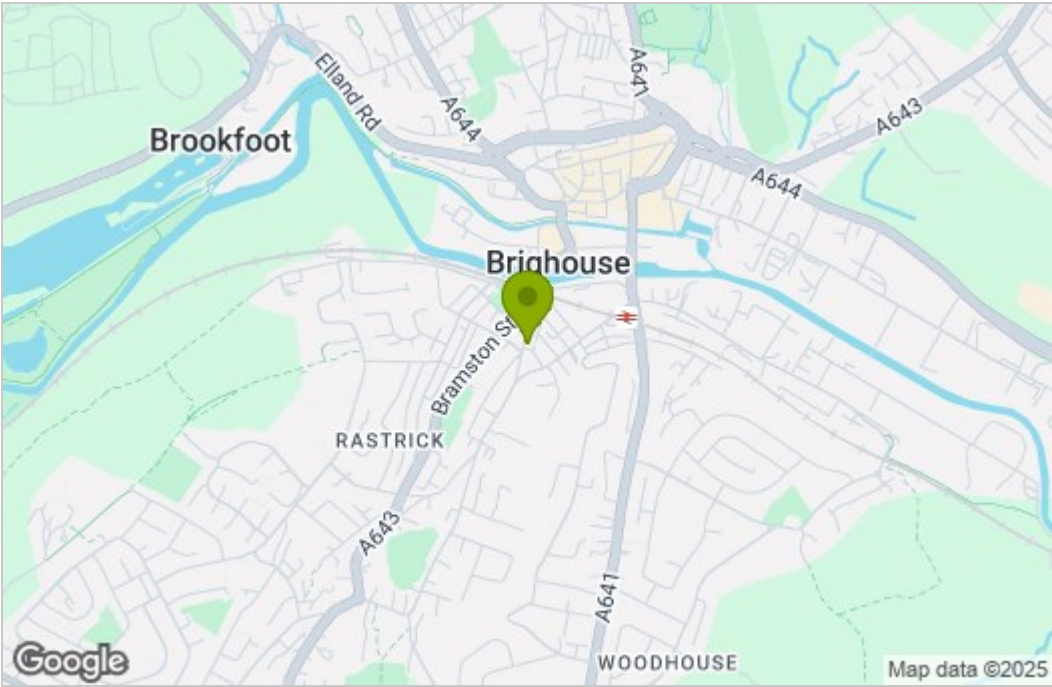
Lower Ground Floor



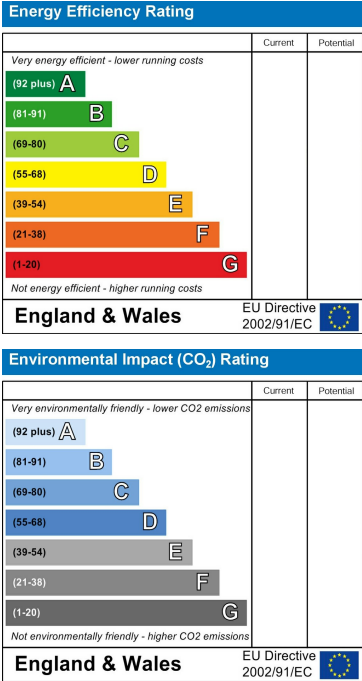
Ground Floor



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.