



48 York Street, Brighouse, HD6 3AL

£130,000

Offered FOR SALE with NO CHAIN is this stone built enclosed terrace in the popular area of Rastrick, Brighouse. Accommodation comprises; Lounge/kitchen, cellar. To the first floor; landing, two bedrooms, dressing room and bathroom. Garden to front 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. Viewing essential.

Ground Floor

Lounge/Kitchen 14'7" x 15'10" (4.45 x 4.85)



The kitchen area has a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel sink and drainer, plumbing for washing machine, electric oven and hob with extractor hood above. Breakfast bar and space for under counter fridge. Upvc obscure double glazed window to side, Upvc double glazed window and Upvc obscure double glazed door with window above to front. Radiator, living flame gas fire with exposed brick chimney and stone and wooden mantel. Coving to ceiling, ceiling rose, telephone point and t.v. aerial lead. Door to staircase access to first floor and lower ground floor;

Lower Ground Floor

Cellar

Electric meter, gas meter and fusebox

First Floor

Landing

Doors to bathroom, dressing room and bedrooms;

Bedroom One 9'8" max x 9'10" max (2.95 max x 3 max)



Double bedroom with radiator, t.v. aerial lead and Upvc double glazed window to front.

Bedroom Two 8'6" max x 9'10" max (2.6 max x 3 max)

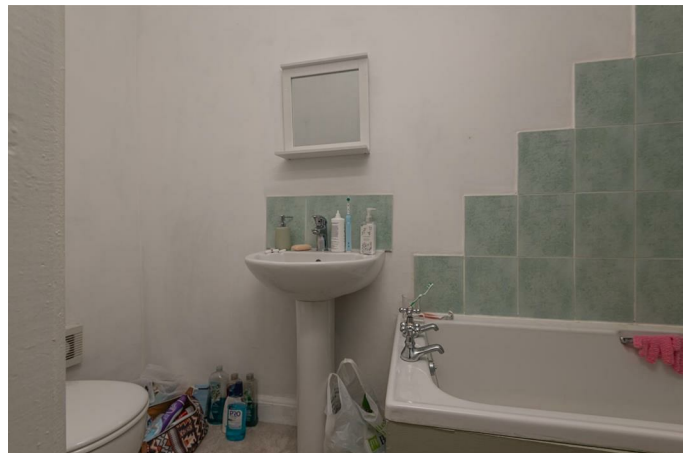


Single bedroom with radiator, 'MAIN' condensing combi boiler and Upvc double glazed window to front.

Dressing Room 6'10" max x 7'0" max (2.1 max x 2.15 max)



Bathroom 3'7" x 9'8" (1.1 x 2.95)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with electric 'Triton' shower. Radiator, extractor fan, part tiled walls and loft hatch.

External



To the front is a patio, pebbled borders, lawn and external light.

Parking

On street parking

Tenure

We have been advised by the vendor that the property is leasehold

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.

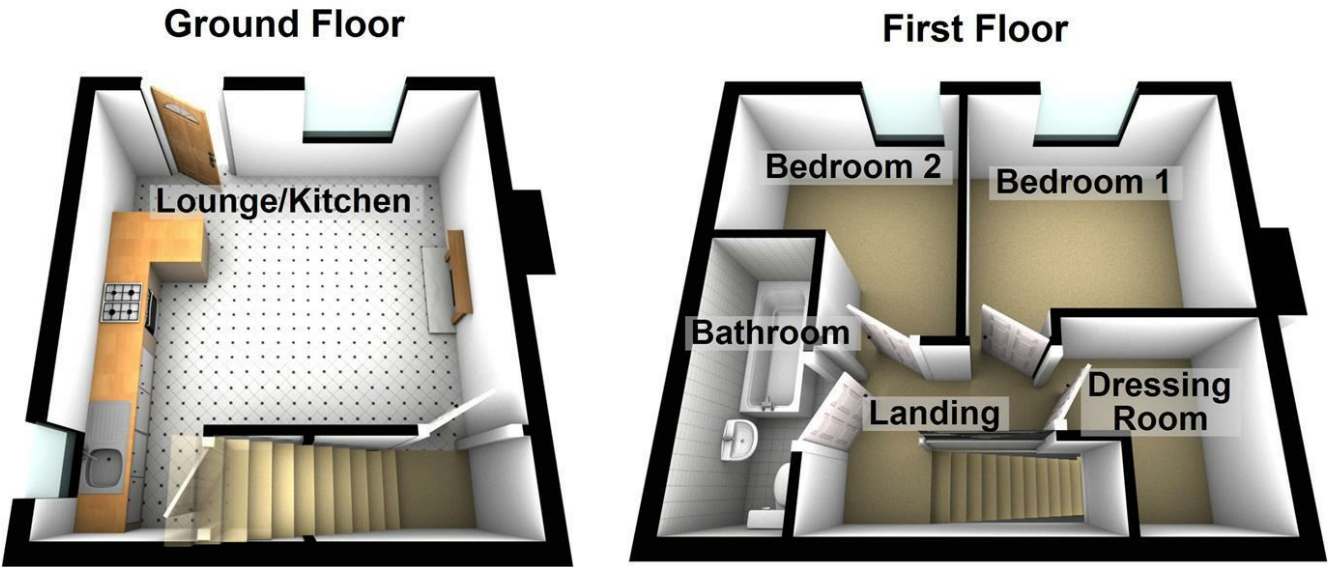
Boundaries & Ownerships

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.

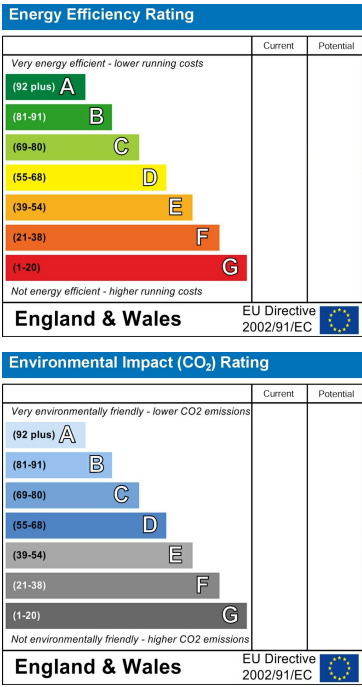
Floor Plan



Area Map



Energy Efficiency Graph



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.