



2 Grove Cottages, Brighouse, HD6 2RE

£145,000

Offered FOR SALE with NO CHAIN is this stone built end terrace in this popular part of Brighouse. Accommodation comprises; Entrance vestibule, lounge, kitchen and cellar. To the first floor; landing, two bedrooms and bathroom. Garden and off road parking to front. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal first time buy. Viewing essential.

Ground Floor

Entrance vestibule

Upvc obscure double glazed door and window above to front. Door to staircase access to first floor, fusebox and electric meter. Openings to kitchen and lounge;

Lounge 12'11" max x 13'9" max (3.95 max x 4.2 max)



Radiator, telephone point, dado rail and Upvc double glazed window to front. Electric fire with tiled base and brick fireplace. T.v. aerial lead and wall lights. Opening to kitchen;

Kitchen 7'10" max x 13'9" max (2.4 max x 4.2 max)



Having a range of wall and base units with stainless steel one and a half sink and drainer, electric oven, electric hob and extractor hood above. Plumbing for washing machine, space for fridge/freezer and 'Vokera' condensing combi boiler. Radiator, mobile room stat and Upvc double glazed window to front. Spotlights, air vent and trap door to lower ground floor;

Lower Ground Floor

Cellar

Housing the gas meter.

First Floor

Landing

Radiator, wall lights and doors to bathroom and bedrooms;

Bedroom One 9'6" x 13'9" (2.9 x 4.2)



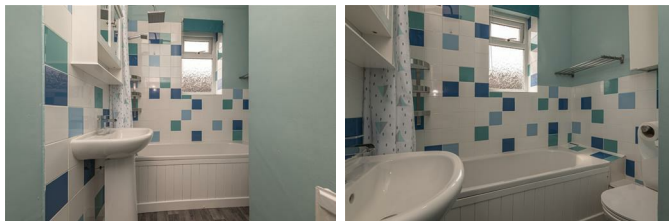
Double bedroom with radiator, air vent and Upvc double glazed window to front.

Bedroom Two 8'4" max x 13'9" max (2.55 max x 4.2 max)



Double bedroom with radiator, air vent and dado rail. Upvc double glazed window to front and loft hatch.

Bathroom 6'2" max x 9'2" max (1.9 max x 2.8 max)



Three piece suite comprising low flush w.c. pedestal wash basin with waterfall tap and bath with waterfall tap, mixer shower and waterfall shower. Radiator, part tiled walls and Upvc obscure double glazed window to front.

External



To the front is an enclosed block paved garden with pebbled borders. Outside tap and external lights..

Parking

Block paved driveway provides off road parking for one car.

Tenure

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

Energy Rating

D

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.

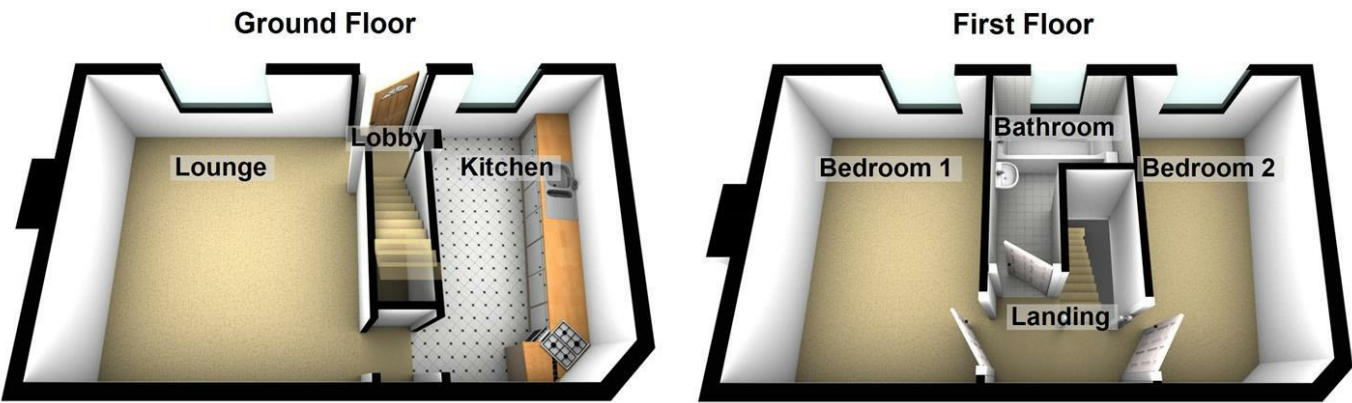
Boundaries & Ownerships

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.

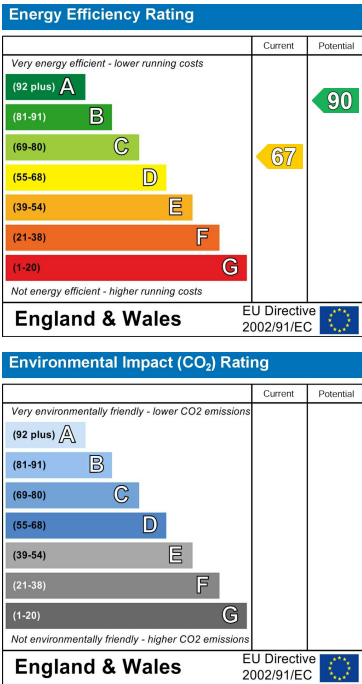
Floor Plan



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.