



**24 BONEGATE ROAD
BRIGHOUSE
HD6 1TQ**

Buy to let landlords, property investors and first time buyers will all be sure to be interested in this traditional stone built terraced home. There is work to do internally, but that gives you the chance to make your mark and create the property that really suits you. Gas central heating and uPVC double glazing have been installed, and there are signs of external work having been carried out such as damp proofing and pointing, and it's worth coming to have a look to assess what needs to be done and to see just how you'd complete it. Located just 350 metres from Bradford Road, not far from the parks and schools, and within a half mile walk of the town centre, local shops and amenities are all to hand. With a useful storage cellar, a nice dining kitchen, a good lounge, two bedrooms and a shower room, the property is angled, which creates a little extra character.

OFFERS IN EXCESS OF £50,000

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CELLAR

A useful storage cellar.

DINING KITCHEN

4.91 x 3.02 narrowing to 1.42 (16'1" x 9'11" narrowing to 4'8")

Fitted with a range of base and wall units with matching drawers and complementing work surfaces to tiled surrounds, incorporating a stainless steel sink unit with mixer tap.



LOUNGE

3.97 x 3.35 (13'0" x 11'0")

A feature fireplace with tiled inset and hearth houses a fitted gas fire and there are traditional ceiling covings and picture rails.



FIRST FLOOR LANDING

With a chrome heated towel rail at the entrance to the shower room.

BEDROOM ONE

4.02 x 2.55 (13'2" x 8'4")



BEDROOM TWO

2.15 x 2.24 narrowing to 2.13 (7'1" x 7'4" narrowing to 7'0")



SHOWER ROOM

Fitted with a three piece suite consisting of a low level WC, a wash basin and a shower enclosure, to fully tiled walls and floor.



OUTSIDE

A small garden protects the property from the footpath and road to the front.

ADDITIONAL INFORMATION

Tenure: Freehold.
Calderdale Council Tax Band: A.

Please note that we have not tested the appliances nor seen them in working order, and purchasers will need to satisfy themselves to their suitability for future use.

DIRECTIONS

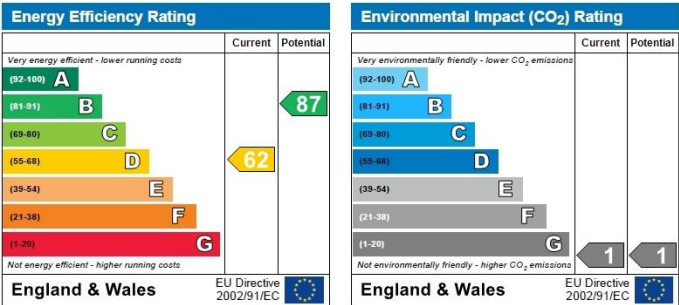
Leave Brighouse on Bradford Road, turning left after Venue 73 into Bonegate Road. Travel about 350 metres up the hill and the property can be found on the right hand side. Postcode: HD6 1TQ.

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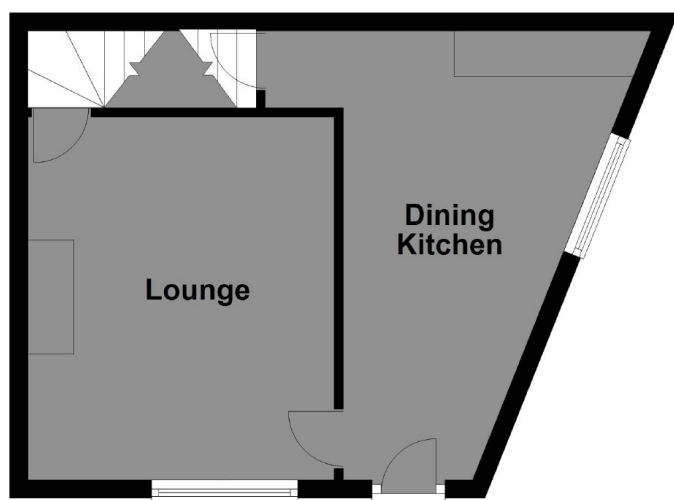
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Ground Floor



First Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.