



93 Birds Royd Lane, Brighouse, West Yorkshire, HD6 1NG

Perfect for the FIRST TIME BUYER or INVESTOR is this VERY WELL PRESENTED, stone built TWO bedroomed terraced property, located within proximity to Brighouse train station and a short walk from the town centre. Recently refurbished it allows buyers to move in with little upfront cost and comprises a spacious lounge, modern fitted kitchen, cellar, two bedrooms and modern white bathroom with a useful cellar and a good sized enclosed rear garden. Benefits from GCH, uPVC DG & sold with NO CHAIN.

Asking Price £110,000

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LIVING ROOM 14'1" x 14'1" (4.3m x 4.3m)

Front door entrance and door leading to kitchen and stairs to the first floor.

KITCHEN 14'1" x 6'3" max (4.3m x 1.9m max)

Range of modern grey finish wall and base cabinets, contrasting work surfaces and metro wall tiling, integral electric oven and hob with extractor over, inset stainless steel sink with mixer tap. Plumbing for washing machine. Door to the rear garden.

CELLAR

BEDROOM ONE 14'1" x 9'2" (4.3m x 2.8m)

Double bedroom

BEDROOM TWO 14'1" (4.3) x 6'7" (2) + 4'7" (1.4) x 3'3" (1)

Bulk head cupboard.

BATHROOM Three piece white modern suite, comprising WC, basin and bath with shower mixer over, complimentary wall tiling. Chrome wall mounted towel heater.

OUTSIDE Enclosed low maintenance yard to the rear with small front yard.

OTHER INFORMATION Tenure: Long leasehold 852 years remaining

EPC Rating : D

Council Tax Band A

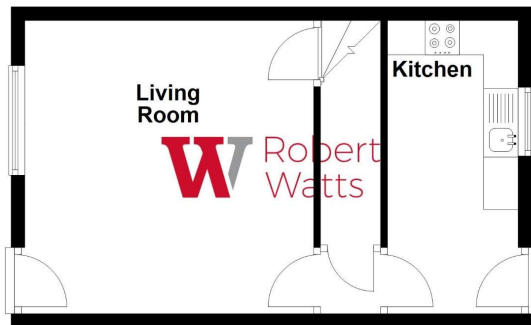
PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

All estate agents have to do this by law and we outsource this process to our compliance partners, Credas, who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor



Please note this floor plan is not to scale and should not be relied on as a basis to let this property.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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