whitegates









Whinney Hill Park, Brighouse, HD6

1 | 1 | 1 | EPC C

Asking Price: £70,000

Leasehold



Whinney Hill Park, Brighouse, HD6 2NQ

1 bedroom
1 bathroom
1 reception room

Asking Price: £70,000

- Great location
- One Bedroom
- On street parking
- Ground floor

Council Tax Band: A

New to the market with Whitegates Huddersfield, Holmfirth and Brighouse is this one-bedroom ground floor flat in Brighouse.

Nestled in a quiet residential neighborhood surrounded by similar homes, this ground floor flat offers the perfect blend of privacy and low-maintenance living. Ideal for individuals seeking their own space without high overheads.

The property benefits from energy-efficient UPVC double glazing and includes well-planned accommodation comprising a living area, bedroom, kitchen, and modern shower room.

Situated in Brighouse, this flat enjoys a superb location with excellent transport links, making it ideal for commuters and those looking to stay connected to local amenities.

Ground Floor Flat in Brighouse

Tucked away in a quiet and established residential area of Brighouse, this charming ground floor flat presents an excellent opportunity for those seeking a manageable, low-maintenance home in a convenient







location. Ideal for an individual looking to enjoy their own space without the burden of high costs, the property is well-suited to first-time buyers, professionals, or anyone looking to downsize with ease.

Set among similar style homes, the flat enjoys a peaceful setting that fosters a sense of community while still offering privacy. It benefits from modern UPVC double glazing throughout, enhancing both energy efficiency and comfort.

The interior layout has been thoughtfully arranged to provide a bright and welcoming living experience. A cosy living space greets you on entry, offering a relaxed environment to unwind at the end of the day. The adjoining bedroom is spacious enough to accommodate essential furnishings while maintaining a warm and tranquil atmosphere. The kitchen is compact yet practical, fitted to handle everyday needs with ease, and the shower room is cleanly presented, offering a contemporary feel.

This property also stands out thanks to its excellent location. Brighouse is a vibrant and well-connected town, offering a wide range of local amenities including shops, cafés, and healthcare services. Commuting is made simple with easy access to the

M62 motorway and excellent public transport links to surrounding areas such as Huddersfield, Halifax, and Leeds.

Combining comfort, practicality, and affordability, this ground floor flat offers a fantastic lifestyle choice in a desirable West Yorkshire location. It represents a great opportunity for those looking to step onto the property ladder, invest in a rental, or enjoy a quieter pace of life with everything close at hand.

An internal viewing is highly recommended to fully appreciate the space and potential this flat has to offer.



Room Descriptions

Living Area:

A bright and inviting living space designed for comfort and relaxation, offering enough room to create a cozy seating area perfect for unwinding or entertaining guests.



Bedroom:

A well-proportioned bedroom providing a peaceful retreat, with ample space to accommodate your furniture and personal touches.

Kitchen:

A practical kitchen area equipped with essential fittings, designed to maximize functionality while maintaining a neat and efficient workspace.

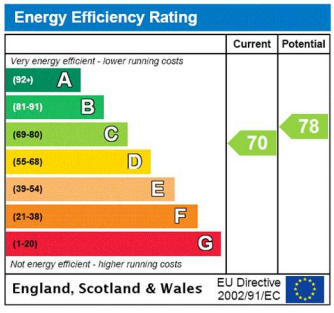


Shower Room:

A modern shower room featuring contemporary fixtures, offering a clean and convenient space for your daily routines.

Property information

New front door installed in 2014. Council tax Band B Calderdale. Mains electric, gas, water and drainage. Electrics tested in 2024. EPC C. No flood risk at property. Leasehold, 980 years remaining.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.