



2, Crown Street, Brighouse, HD6 2DW

£120,000

- PROJECT ALERT – EXTENSIVE RENOVATION REQUIRED
- GOOD-SIZED LIVING ACCOMMODATION
- IDEAL INVESTMENT OR FIRST-TIME BUYER PROJECT
- ENCLOSED REAR COURTYARD GARDEN
- TWO DOUBLE BEDROOMS
- EXCELLENT POTENTIAL TO IMPROVE & ADD VALUE

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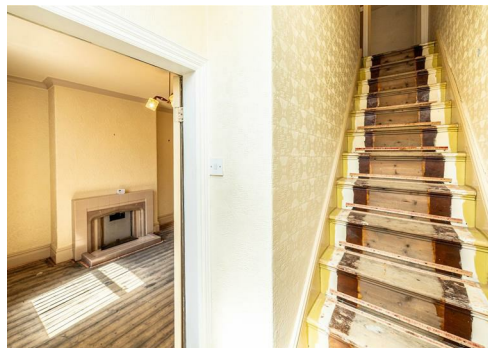
PROJECT ALERT – A FANTASTIC RENOVATION OPPORTUNITY

Attention investors, developers and first-time buyers looking for a project!

Situated on Crown Street in Brighouse, this two-bedroom property presents an excellent opportunity for a buyer looking to undertake a comprehensive renovation and create a home to their own specification. The property requires extensive modernisation throughout and is ideal for investors, landlords or hands-on first-time buyers who can see the potential beyond its current condition.



Council Tax Band: A



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Entrance Hall

The entrance hall provides access to the principal ground floor accommodation and stairs rising to the first floor.

Living Room

A good-sized reception room offering plenty of potential, with decorative coving and a double-glazed window to the front elevation providing natural light.

Kitchen

The kitchen is a generous space but requires complete modernisation and the installation of a new kitchen. Its size offers scope to create a contemporary and practical kitchen/dining area, subject to a buyer's preferred layout.

A door provides direct access to the rear courtyard garden.

First Floor

The first floor provides two well-proportioned double bedrooms, both requiring refurbishment but offering good-sized accommodation.

Bathroom

The bathroom currently comprises a pedestal wash basin, WC and shower cubicle with electric shower. The room requires full modernisation and replacement fittings.

Outside

To the rear is an enclosed courtyard-style garden, providing useful private outside space and direct access from the kitchen.

A PROPERTY WITH REAL POTENTIAL

This is undoubtedly a project, but for the right buyer it represents an exciting opportunity to completely transform and add value to a two-bedroom home in Brighouse.

Viewing is recommended to fully appreciate the accommodation, the level of work required and, most importantly, the potential on offer.

Agent Notes & Disclaimer

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



