



**Smith House Lane  
Brighouse  
West Yorkshire  
HD6 2JY**

**Offers In Excess Of £234,000**

**bettermove**



# Smith House Lane

## Brighouse

Bettermove are proud to present this 3 bedroom terraced house in Brighouse.

The property benefits from double glazing, gas central heating throughout and has off street parking available. The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room, dining room, fitted kitchen and w/c on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. Additionally, on the lower ground floor there is a cellar with ample space for storage. The exterior boasts an enclosed front garden and detached garage.

Located in the popular town of Brighouse, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. The property is close to a range of quality schools. Excellent transport connections can be found from A644 and A641.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

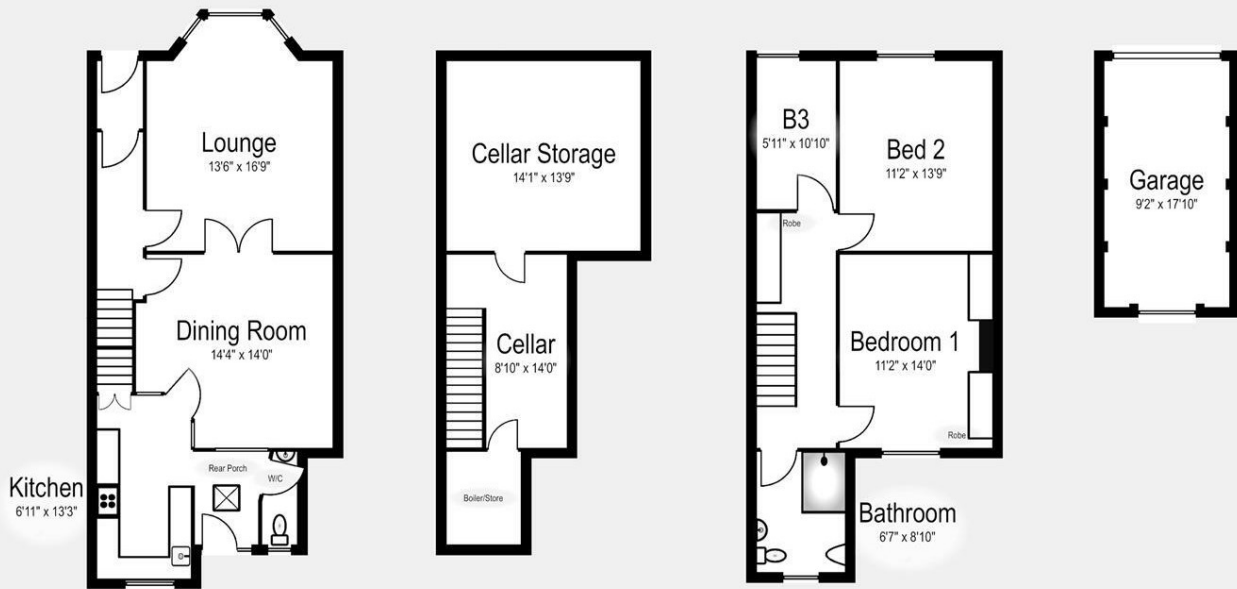
The exclusivity fee is returned to you upon successful completion of the property.



Front Ground


Lower Ground

1st Floor



**HD6 2JY**  
Internal - 1664ft<sup>2</sup>

Measurements and layout for guidance only.  
All storage spaces may not be displayed.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



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