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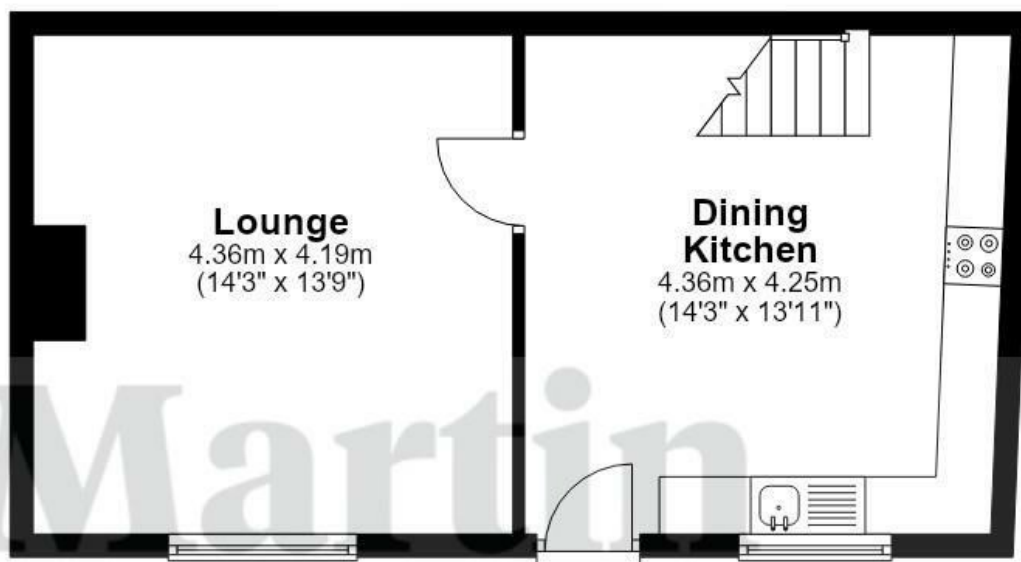
**Saville Lane,
Brighouse,**

£900 Per month

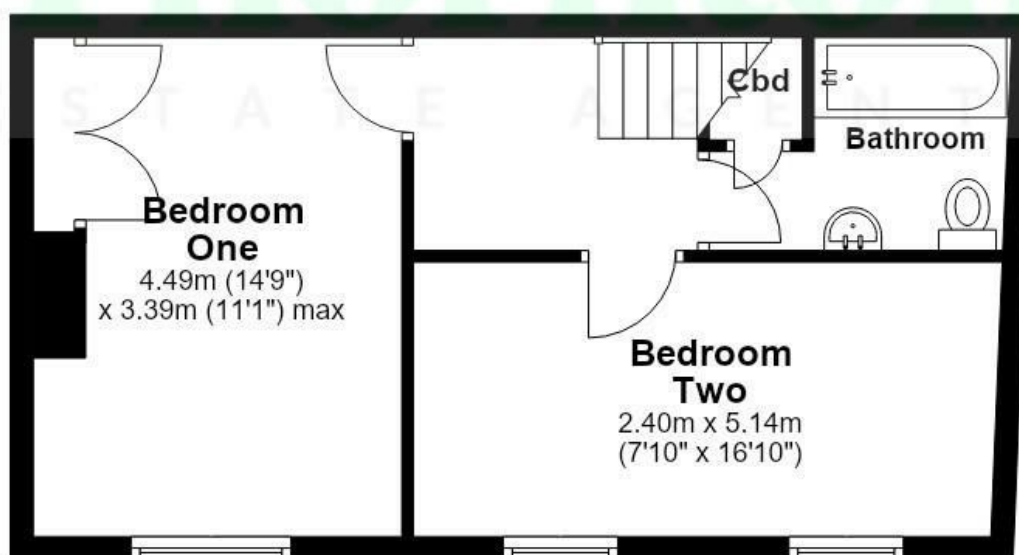
This characterful two-bedroom home has a south-westerly facing frontage with views over Brighouse and beyond. The property comprises a kitchen diner with fitted units and integrated oven, a separate living room with exposed beams, panelling and a multifuel stove, two first-floor bedrooms and a house bathroom. Outside, there is a raised lawned garden and flagged patio area, together with an external storage space. The property also benefits from being conveniently located for local amenities and schooling, along with double glazing and gas central heating. Early inspection is recommended.



Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.



Entrance

A uPVC door with double glazed insert and matching overhead insert leads to the kitchen diner which over looks the front of the property and Brighouse beyond via a uPVC and double glazed window.

Dining Kitchen



The kitchen comprises of a range of base cupboards, drawers, roll edge worktops with matching wall cupboards. There are brick style tiled surrounds, integrated appliances including a oven, inset stainless steel sink unit. There is space for a under counter fridge, there are two ceiling light points, laminate style flooring running throughout, a radiator space under the stairs for a bistro style table. This room is also home to the Ideal central heating boiler. From here a timer stable-style door leads through to the living room.

Living Room



Also located to the front of the property, and benefitting from a large uPVC double glazed window overlooking the front and beyond. There is exposed beams to the ceiling, a ceiling light point, panelling to dado height, a radiator and the focal point of the room is the multifuel stove set to a tiled hearth and timber surround. From the kitchen area, a balustrade spindled staircase leads up to the first floor.

First Floor Landing

Exposed beams to ceilings, a central ceiling light point and access to the following rooms.



Bedroom One



This good-sized room overlooks the front of the property and boasts views over Brighouse and beyond via a uPVC double glazed window, there is exposed beams to ceilings, a ceiling light point, panelling to dado height and a fitting cupboard and shelving unit.

Bedroom Two



This good-sized room has two uPVC double glazed windows, there is exposed beams to ceiling, two ceiling light points, laminate style flooring running throughout and a radiator.

Bathroom



Having a white suite comprising a low flush WC, pedestal hand basin with overline twin taps, there is a panelled bath with twin taps and a shower head, a useful storage cupboard for towels/linen etc. There is laminate style flooring, appropriate tiling to walls, exposed timber beams, a ceiling light point, radiator and extractor fan.

External Details



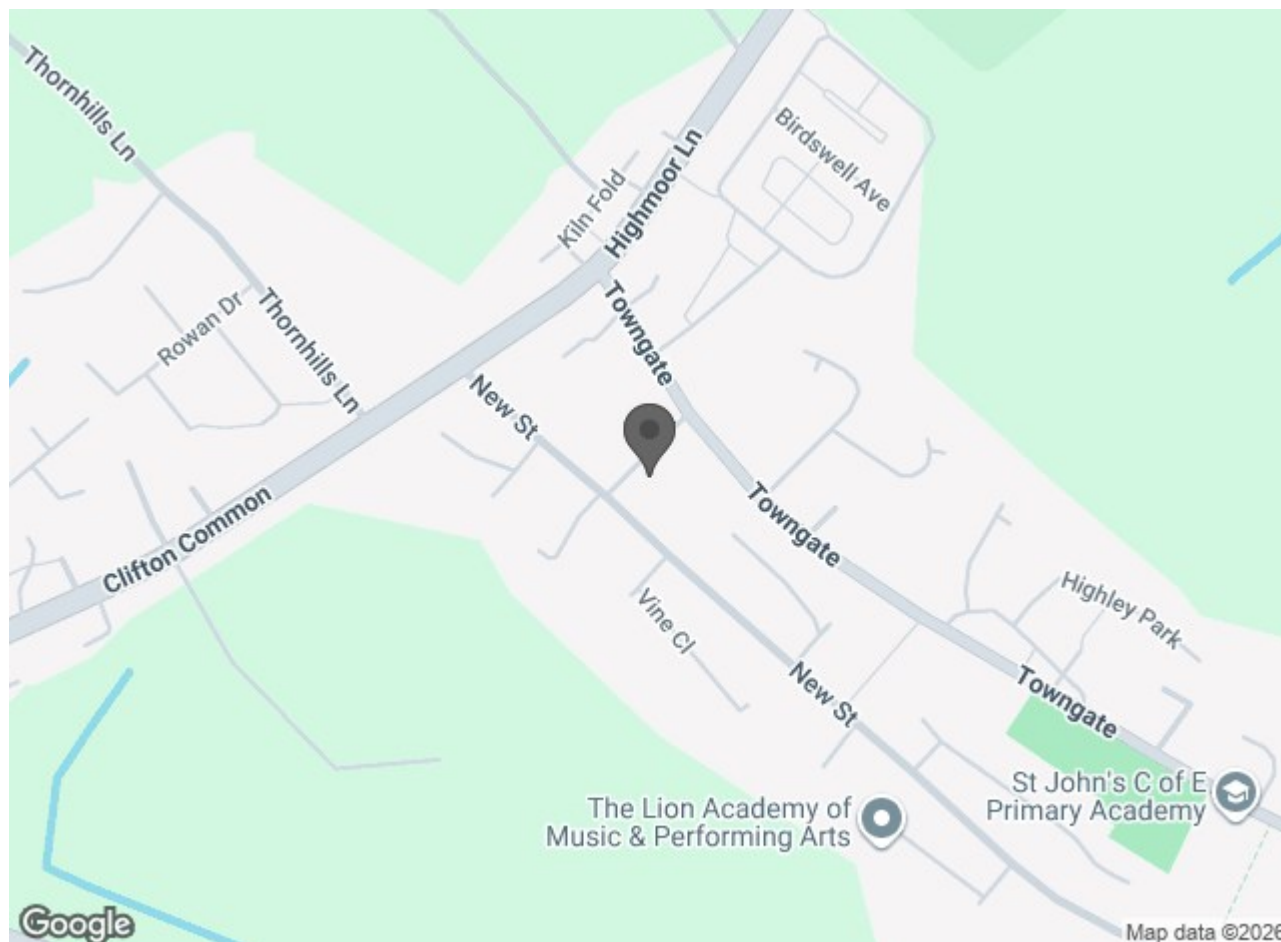
The front of the property has a south-westerly aspect. To the front of the property there is a raised lawned garden area and a flagged patio seating area with outside security lighting, which overlooks Brighouse and beyond. From the

**Saville Lane,
Brighouse,**
Details



front garden area, stone steps lead down to an external store which could be utilised as additional storage for garden tools and there will be parking for 2-3 cars.

**Saville Lane,
Brighouse,**
Directions



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Brighouse,**

Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.