

MARSH & MARSH PROPERTIES

6 Trevelyan Street, Brighouse, HD6 2NL

£375,000



If you are looking for a substantial family home, offered at an attractive and realistic asking price and situated in one of the most popular locations of Brighouse, then this is certainly the property for you. Benefitting from a driveway parking area, large enough to house 6+ cars or even a large motor home, and with an attached single garage to the front elevation. The house's unique position means that there is a large, fully enclosed and private garden to the front, across the other side of the driveway, providing a fantastic space for children and pets to play. To the rear elevation is a second enclosed and private garden that is ideal to sit out and relax or to have a barbeque.

Internally the property offers a large amount of space throughout with large rooms and is offered in a modern and neutral décor. If you are looking for a well-presented new house that can be moved into with little to no work required then this will be of special interest. With its large living room, conservatory with garden views, dining room, beautifully presented dining kitchen, useful work at home office space, four good sized bedrooms (three with space for a double bed and one with en-suite) and house bathroom.

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The property is in prime position for the good primary and secondary schools, both within extremely short walking distance. It is also situated just a 15 minute walk from Brighouse town centre, offering access to its excellent shops and services including the outstanding local train station (providing excellent cross Pennine connections) and the Grand Central train service. There is also quick access to the M62 motorway with links to all major cities, including Leeds, Bradford and Manchester.

Owing to this property's sought after location, ample garden and parking space an appointment to view is essential.

From the front of the property a double glazed composite door opens into the

HALLWAY



This large, warm and welcoming entrance hallway offers a charming reception into the property. Well-lit via a frosted uPVC double glazed door, to the front elevation, in addition to the central light fitting. With under stairs cupboard, wood laminate flooring, cornice to ceiling, single radiator and alarm control panel.

From the hallway a wooden door opens into the

LIVING ROOM

This large living room is presented with views into the conservatory, providing ample natural light, from its uPVC double glazed French doors. A central gas fireplace, with granite hearth and mantelpiece, creates a charming central feature for the whole room. With a wood laminate flooring, central light fitting, cornice to ceiling, single radiator and television access point.



From the living room the double glazed French doors open into the

CONSERVATORY





This is an ideal addition to the property, providing a light bright and well-presented space; ideal to sit out whilst admiring the rear garden. The conservatory has a uPVC construction with windows to all sides and a windowed roof. With wood laminate flooring, uPVC double glazed door that opens into the rear garden, central light fitting, single radiator and fitted blinds.

From the living room (or breakfast kitchen) a wooden door opens into the

DINING ROOM



The dining room offers ample space for a family dining table along with additional furniture; the ideal communal space or to entertain. With a

carpeted floor, single radiator, central light fitting and uPVC double glazed window overlooking the garden to the rear elevation.

From the hallway a wooden door opens into the

BREAKFAST KITCHEN



This beautifully presented breakfast kitchen is an ideal workspace for any culinary enthusiast. There are laminated work surfaces to three walls and a feature breakfast bar to the other. The kitchen provides access to the side of the property via a double glazed door. With an integrated gas hob, integrated oven, stainless steel extractor, double radiator, plumbing for a washing machine, splashback tiling, wood laminate flooring,

numerous ceiling inset spotlights, space for a fridge/freezer, plumbing for a washing machine, space for a dryer, and a stainless steel 1 ½ sink with stainless steel mixer taps.



OFFICE



An ideal addition to the property, especially with the increasing amount of people working from home, the office space provides a charming secluded spot with views overlooking the front elevation from its uPVC double glazed windows. With carpeted floor, single radiator, central light fitting and cornice to ceiling.

WC

This is a useful addition to the property providing ground floor facilities. With a vinyl floor, wall mounted coat hooks. Single radiator, pedestal washbasin, close coupled toilet, central light fitting, ceiling cornice, extractor fan and splash back tiling.

From the hallway a series of carpeted stairs lead up to the

LANDING

With a carpeted floor, cornice to ceiling and central light fitting.

From the landing a wood panel door opens into

BEDROOM 1



A large and elegant master bedroom offering more than ample space for a king sized bed along with additional bedroom furniture. The room is bathed in natural light from its uPVC double glazed window to the front elevation and well-lit via a central light fitting. With a single radiator, cornice to ceiling and carpeted floor.

From bedroom 1 a wooden door opens into the

EN-SUITE



A well laid out en-suite that makes excellent use

of the space on offer to create a highly functional space. With a pedestal washbasin, frosted uPVC double glazed window to the front elevation, corner shower cubicle, close coupled toilet, stainless steel towel radiator, splashback tiling, vinyl flooring and extractor fan.

From the landing wood panel doors open into

BEDROOM 2



This generous second bedroom again offers space for a double bed along with additional bedroom furniture. With a single radiator, uPVC double glazed window to the front elevation, central light fitting and carpeted floor.

BEDROOM 3



Another good sized bedroom with space for a double bed: with a carpeted floor, uPVC double glazed window to the rear elevation, single radiator and central light fitting.

BEDROOM 4



An ideal bedroom for a child or for use as a guest bedroom: with a single radiator, uPVC double glazed window to the rear elevation, central light fitting, carpeted floor and loft access hatch.

HOUSE BATHROOM



This beautifully presented and modern house bathroom has a neutral décor throughout. With a panel bath, over bath shower, glass splash back, pedestal wash basin, close coupled toilet, frosted uPVC double glazed window to the rear elevation, stainless steel towel radiator, extractor fan, numerous ceiling inset spotlights, tiled floor and full height tiled walls.

GARDENS

To the front of the property (across the driveway) is a fully enclosed and private lawned garden that offers the perfect space for children or pets to play or as an ideal spot to sit out in the sun. The garden is bordered on all sides with wooden fence and stone wall and features a large garden shed to

one corner. The front garden is accessed via a gate from the driveway.



To the rear of the building is a charming, private and fully enclosed garden; an ideal space to sit and relax or to have a barbeque. To one side is a patio seating area that borders a lawned area, surrounding the conservatory. To the other side is a raised decked patio area and flower bed with a second smaller patio area to the rear of the property.

PARKING & GARAGE



To the front of the property is a large brick paved gated driveway that provides ample space for 5+ cars (or even a large motor home).

To the side of the property is an attached single garage with a concrete floor and central light

fitting. The rear of the garage is the boiler.



Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

DIRECTIONS

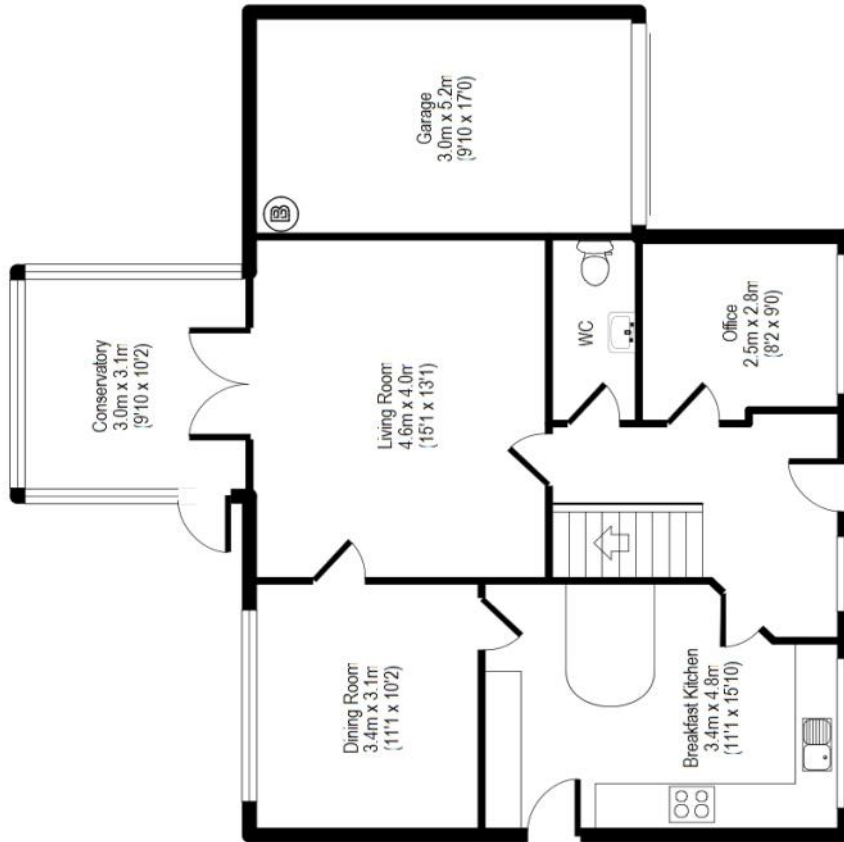
From Hipperholme village head towards Brighouse on Halifax Road (A644) for 0.9 miles and then just after the Dusty Miller pub turn left onto Upper Green Lane and continue straight for 0.5 miles and then turn left onto Trevelyan Street. The street will be identified by the Marsh & Marsh Properties "For Sale" sign and the house can be found towards the end of the street on the right hand side.

For sat nav users the postcode is: HD6 2NL

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs.

6 Trevelyan Street, Brighouse, HD6 2NL



Ground Floor



First Floor

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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