

MARSH & MARSH PROPERTIES

Newlands, 86 Huddersfield Road, Brighouse, HD6 3RD

£450,000



A beautifully presented three bedroomed, detached, property, situated in a lofty position on a private road on the highly sought after Huddersfield Road, on the outskirts of the Woodhouse area, just a stone's throw from Brighouse. This grand and impressive property is the ideal house for anyone looking for something special. The property benefits from a large amount of external garden space, with its large Victorian style rockery gardens to the front and private seating areas. To the rear are the very large landscaped gardens; ideal for anyone looking for a large garden. The property also benefits from private off street driveway parking for 6 cars. If you are looking for a property with a large amount of outside space then this will certainly be of special interest.

Internally the property is offered in good condition throughout and retains some attractive original period features that enhance the charm of the house. With large rooms throughout, plenty of storage space, a large living room, well-presented dining room, sizable breakfast kitchen, utility room, ground floor WC, storage room, lower ground usable room (sitting room), vaulted storage cellar, three generous sized bedrooms, large house bathroom, dedicated office space and a boarded and carpeted storage loft space. If you are looking for a property that has a large amount of space on offer then this will certainly be the property for you.

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Its well-connected position, being on the outskirts of Brighouse town centre and on the border of Woodhouse, provides easy access to outstanding primary and good secondary schools, both within walking distance. Brighouse town centre offers fantastic shops, services and amenities all within walking distance and well-connected bus routes. Its train station also offers access to the Grand Central train service. The M62 motorway is also a short 5 minute drive that provides quick access to the major cities of Leeds, Manchester and Bradford.

Owing to this property's large amount of space internally, fantastic amount of garden space and unique potential on offer, this property definitely requires an internal inspection in order to be fully appreciated.

From the front of the property a wooden door opens into the

HALLWAY

An impressive and period feature rich entrance hallway that presents a charming first impression upon stepping into the property. Benefitting from an original style cornice to ceiling, wood panelling, wooden flooring, central light fitting and single radiator.

From the hallway a wooden door opens into the

LIVING ROOM



A large and spacious living room that presents the ideal family communal area, or place to sit back and relax. The room is bathed in natural light owing to the large uPVC double glazed windows to the front elevation overlooking the garden. The windows also feature traditional style wooden window shutters; a fantastic addition to the room,

creating a cosy feeling at night and keeping a traditional feel for the room. A central gas fireplace, with marble hearth, original style cast iron surround and a full limestone mantelpiece, creates an ideal central feature for the whole room. With original cornice to ceiling, original period ceiling rose, carpeted floor and television access point.



DINING ROOM



A well-presented dining room, that offers ample space for a large family dining table in addition to further furniture. This room also receives plenty of natural light via its uPVC double glazed window to the front elevation. A central electric stove style fireplace, with original tiled back and original

marble surround, creates a charming central feature for the whole room. With carpeted floor, picture rail, cornice to ceiling, central light fitting and double radiator.



laminated flooring, uPVC double glazed windows to the rear elevation, plumbing for a dishwasher, ample space for a fridge/freezer, numerous ceiling inset spotlights, over head down lights, tiled splashbacks and a porcelain inset sink with stainless steel mixer taps.



BREAKFAST KITCHEN



From the rear corner of the breakfast kitchen a wooden door opens into the

UTILITY ROOM



This beautifully presented and well-appointed breakfast kitchen offers a large amount of space throughout to create a culinary enthusiast's dream kitchen. With marble work surfaces to the external wall, wooden work surfaces to the inner corner and a wooden surface that creates a breakfast bar to one side of the room. The kitchen has ample storage space with over and under counter cupboards and drawers. With a feature large Belling range stove, double radiator, wood

A highly useful addition to the property creating additional work space. The utility room also offers access to the front of the property, via a wooden door, that the current owners use as the main access route into the property. There is laminated

work surfaces to one side of the room with under counter storage cupboards. With a tiled floor, plumbing for a washing machine, stainless steel sink, stainless steel mixer taps, tiled splashbacks, space for a dryer, space for an additional fridge/freezer, ceiling inset spotlights and single radiator.

From the utility room wooden doors open into the

STORE ROOM

An excellent addition to the property providing a fantastic amount of storage space. With a central light fitting, window to the front elevation, concrete floor and also houses the boiler to one corner. The store room also provides internal access to the rear of the garage.

WC

An ideal addition for the property providing additional facilities for the ground floor. With tiled floor, low flush toilet, pedestal washbasin, ripple effect double glazed window to the front elevation and central light fitting.

From the hallway a series of stairs lead down to the

USABLE ROOM



An excellent addition to the property, this well-presented tanked cellar room creates an ideal space to be used as a sitting room, man cave or large work from home office. It receives ample natural lighting from the front uPVC double glazed windows and, being well finished, does not have the feel of a lower ground room. With a wood laminate floor, wall mounted light fittings, electric fireplace, double radiator and rear store room utilising the under stair space.



To the rear of the usable room an opening leads into the

VAULTED CELLAR



A highly useful storage space with a central light fitting, stone floor, double radiator and vaulted ceiling. This would be an ideal wine cellar.

From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor and central light fitting.

From the landing wooden doors open into

BEDROOM 1

A large and beautifully presented master

bedroom, offering more than ample space for a king sized bed along with additional bedroom furniture. The room also benefits from a large amount of storage owing to the two alcove inset fitted wardrobes. The central open cast iron fireplace and grate with original marble hearth, marble surround creates a charming feature for the room. With a carpeted floor, central light fitting, uPVC double glazed windows overlooking the garden to the front elevation and double radiator.



BEDROOM 2

Another generous bedroom with space for a double bed along with additional bedroom furniture. This room again features a set of fitted

wardrobes providing further storage space. Into the second alcove is a fitted desk with overhead shelving. The room features an original cast iron fireplace with mantelpiece. With a carpeted floor, central light fitting, uPVC double glazed windows overlooking the garden to the front elevation and double radiator.



BEDROOM 3



An ideal guest room or bedroom for a child. This room again offers plenty of space for a double bed along with additional furniture. With a carpeted floor, central light fitting, double radiator and two uPVC double glazed windows to the rear elevation.



From the landing a corridor leads down to the

OFFICE



This office is an excellent addition to the property; ideal for anyone working from home, looking for a quiet space and a private working environment. With a single radiator, carpeted floor, central light fitting, skylight and telephone access point.

From the landing a wooden door opens into the

BATHROOM

This well-presented and large bathroom features a Victorian style free standing bath, corner walk in shower cubicle with rainfall style shower and glass splash guards, bidet, low flush toilet, Victorian

style washbasin, carpeted floor, storage alcove shelving, tiled walls, two central light fittings, wall mounted light fitting and a frosted uPVC double glazed window to the side elevation (that also provides access to the roof to the side elevation).



From the landing a pull down ladder provides access to the

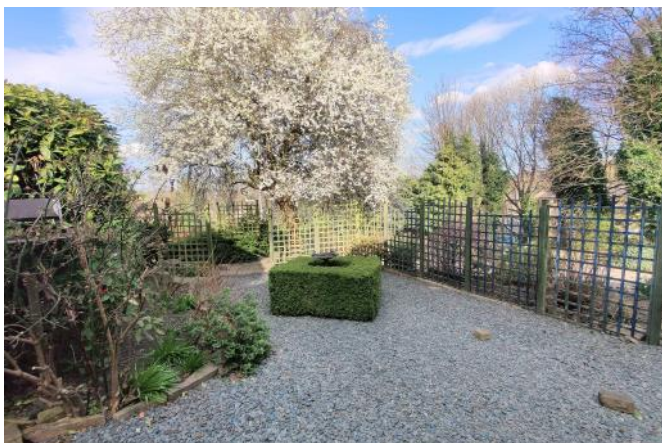
LOFT

Another large storage space that is fully boarded and carpeted with a central light fitting and Velux window. The loft provides an excellent amount of additional storage space for the property.

GARDENS



To the front of the property are the elevated and beautifully presented, landscaped, private, Victorian style gardens. To the edge of the property is a long flagged patio that leads down to the main gardens. The gardens run down to the front wall of the property and create an ideal frontage for this house. A pathway runs throughout the gardens and leads down to the front access gate. To the side, in front of the garage, is a raised decked area that creates an ideal place to sit out and relax or to have a barbeque. From the edge of the decking a path leads into a sheltered slate garden to the side elevation. To the front of the property, by the garage, is a further patio seating area that creates a storm porch and covered walkway into the property.



To the rear of the property are the large, south-west facing, well maintained, multi-use gardens. The gardens have numerous raised flowerbeds and pebbled gardens surrounded by numerous

flower beds and hedge. This large garden features a lawned area with surrounding decked area and covered pavilion providing an ideal space to sit out and relax. A delight to walk around and should planning be permitted would make an ideal space for a bungalow.



GARAGE & PARKING

Into the rear garden a driveway provides parking for 4+ cars.

In front of the garage a second driveway provides parking for an additional two cars.



To the side of the property a garage provides an additional secure parking space should the need arise. The garage is currently used as a workshop and storage area and features a central light fitting, laminated work surfaces and electric points.

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 Brighouse town centre head towards Huddersfield on Huddersfield Road (A641) for 0.4 miles then turn right onto a private road and then right again to stay on the private road. The house can be identified from the roadside via the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HD6 3RD

MORTGAGE ADVICE

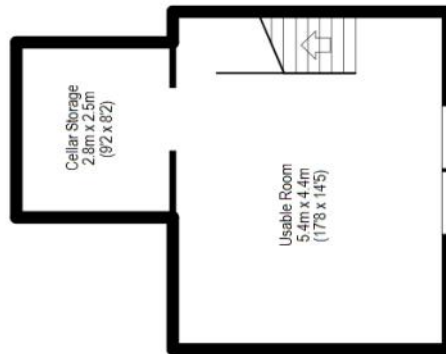
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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APPROX GROSS INTERNAL FLOOR AREA: 170 sq. m / 1832 sq. ft.



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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