

# MARSH & MARSH PROPERTIES

*3 Field House, Upper Bonegate, Brighouse, HD6 1SZ*

*£475,000*



If you are looking for a unique period property, situated in a secluded and private position in one of the most premier residential locations in Brighouse town centre, then this will be of particular interest. An ideal family home this property will also suit the needs of any potential buyer. The property is offered with the advantage of NO CHAIN and is ready for immediate occupation. The house features a private gated entrance, remote controlled, which provides access to the long private driveway that leads down to the large forecourt with ample parking for 8+ cars.

The property features a charming and private setting, being bordered on all sides by stone wall and with shrub and trees creating an ideal space to sit out and relax, entertain or for children and pets to play. The house features a lawned area to one side and beautiful sprawling Koi fish ponds to the end featuring waterfall filtration that is fenced for security. To the rear of the forecourt is a large garage/workshop offering ample storage and is ideal for further secure parking of two cars, ideal for anyone running a business from home.

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Internally the property will continue to impress, with its beautiful features throughout, well-presented and stylish décor and large spacious rooms. If you are looking for a property that is in a ready to move in condition then this will certainly meet your needs. With its warm and welcoming living room, large and open dining/sitting room (featuring sun room style end overlooking the gardens), high quality finished dining kitchen, three large double bedrooms (the master benefitting from an en-suite and walk in wardrobe), house bathroom, ground floor WC and utility closet. Just step inside and you can't fail to fall in love.

The property also benefits from being within easy walking distance of a variety of good primary and secondary schools. It is also ideally located to make the most of the excellent transport links in the vicinity; with the M62 just 10 minutes' drive away, offering cross Pennine connections, as well as quick routes to both Leeds and Bradford. Also Brighouse train station is 10 minutes' walk away presenting easy access to the local towns and cities, as well as the Grand Central train line to London.

A property for anyone, featuring large rooms throughout, a sought after and private location and with large grounds, all offered with the added advantage of NO CHAIN, an internal inspection is essential in order to fully appreciate all on offer.

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

### HALLWAY

A warm and welcoming hallway greets you as you step inside this property creating the ideal first impression. With its solid wood flooring, wall mounted coat hooks, two double radiators, storage cupboard, central light fittings and alarm control panel.

From the hallway wooden doors open into the

### LIVING ROOM

The ideal family communal space, the living room benefits from beautiful views out to the front elevation overlooking the private gardens from its large double glazed windows. A feature fireplace, with a brick and stone hearth and wooden

mantelpiece, not only creates a charming central feature for this room, but is open into the dining/sitting room creating a unique feature. With a solid wood flooring, central light fitting, wall mounted light fittings, double radiator and television access point.





## DINING / SITTING ROOM



double radiators, single radiator, television access point and a rear under stairs storage cupboard.



## DINING KITCHEN



A large open and spacious room, currently used as a dining and sitting room combined. The room offers more than ample space for a large family dining table to one side and a three piece suite to the other. The front of the room is made of a large number of double glazed windows, providing fantastic views of the front garden and bathing the whole room in natural light. To one side a set of French doors opens out onto the patio to the side of the dining room. The room features the opposite side of the open fireplace again creating a charming central feature, with stone hearth and wooden mantelpiece. With a solid wood floor, central light fitting, part beamed ceiling, two



A beautifully presented dining kitchen that would be ideal for any culinary enthusiast. The kitchen features a central island in addition to the solid wood work surfaces to three walls offering more than ample work space, with a section extended from the island to create a breakfast bar. The kitchen is finished to a high standard and features over and under counter cupboards and drawers. The kitchen receives ample natural light owing to two sets of double glazed windows to the rear and side elevations. The room is also well lit via four sets of omni-directional ceiling spotlights, in addition to under cupboard lighting. With an integrated dual hob, integrated dual oven set, single radiator, solid wood flooring, fitted dishwasher, ample space for an American style fridge/freezer and a 1 ½ sink with stainless steel mixer tap.



### WC

A useful addition to the property providing ground floor facilities, with a close coupled toilet, vanity inset washbasin, tiled splashbacks, tiled floor and ceiling inset spotlights.

### UTILITY

This useful space provides plumbing and power for a washing machine and dryer unit. With tiled

floor and ceiling inset spotlights.

From the hallway carpeted stairs lead up to the

### LANDING

A fantastically bright landing, with two Velux windows, single radiator and three central light fittings.

From the landing a wooden door opens into

### BEDROOM 1



A large master bedroom offering more than ample space for a king sized bed along with additional bedroom furniture. The room receives ample natural light via its three sets of double glazed

windows to the side and rear elevations. With a carpeted floor, double radiator and numerous ceiling mounted omni-directional ceiling spotlights and LED lights.



A wooden door from Bedroom 1 opens into a large walk in wardrobe that offers a fantastic amount of additional storage space. There is plenty of wardrobes space to all walls surrounding the room. With a double glazed window to the side elevation, ceiling inset spotlights, carpeted floor and double radiator.

From bedroom 1 a wooden door opens into the

### EN-SUITE



A well-presented and modern en-suite featuring a corner shower cubicle, close coupled toilet, vanity inset bowl style washbasin, double glazed window to the rear elevation, Velux window, stainless steel towel radiator, tiled floor, tiled walls and ceiling inset spotlights.

From the landing wooden doors open into

### BEDROOM 2

Another large double bedroom offering more than ample space for a king sized bed along with

additional bedroom furniture. The room benefits from views overlooking the gardens to the front elevation via its large double glazed windows. With a carpeted floor, double radiator, central light fitting and television access point.



### BEDROOM 3





Again being a double bedroom with ample space for a king sized bed along with additional bedroom furniture and featuring the same view as bedroom 2 over the front gardens via its double glazed window. With a carpeted floor, central light fitting and double radiator.

### HOUSE BATHROOM



A well-presented house bathroom offering a four piece bathroom suite. A light and bright space with modern colour scheme that is well lit via ceiling inset spotlights and a Velux window. With a corner shower cubicle, close coupled toilet, pedestal washbasin, bowl style bath, tiled floor, tiled walls, extractor fan and a stainless steel towel radiator.

### GARDENS



The property features well-presented gardens to the front elevation in a private space, ideal to sit out and relax or to entertain. A generous lawned area features to one side of the drive with bordering shrub and with a corner summer house.



From the edge of the lawn is a large multi-tier Koi fish pond, featuring waterfalls and filtration system in a secure fenced off area creating the ideal feature for the property. To the edge of the building there is a patio seating area with low stone border wall and can be accessed via the sitting/dining room.



There is a large garden shed located to the side of the property offering additional storage space and a covered storage area to the side of the property.

### PARKING



Accessed via the driveway is the large forecourt offering ample parking spaces for 8+ vehicles. The forecourt features a single garage to the rear of

the shed for an additional secure parking space. A further two parking spaces are provided by the large solid double garage to the head of the drive.



### GARAGE/WORKSHOP



The perfect addition to the property for anyone wanting to run a business from home or hobbyist. This double garage provides a secure space being fully alarmed and featuring reinforced doors. The garage currently is a garage workshop but would suit a variety of needs. The garage also features a large additional storage space into the roof void accessed via wooden stairs.

### **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 the roundabout by Tesco head towards Bailiff Bridge on Bradford Road (A641) for 40m and just before the Ritz ballroom turn left onto Upper Bonegate, looking out for the Marsh & Marsh Properties "For Sale" sign identifying the turn. Follow the road right around until you get to a set of wooden electric gates. The property is accessed through those gates at the end of the drive with ample parking in the forecourt.

For sat nav users the postcode is: HD6 1SZ

### **MORTGAGE ADVICE**

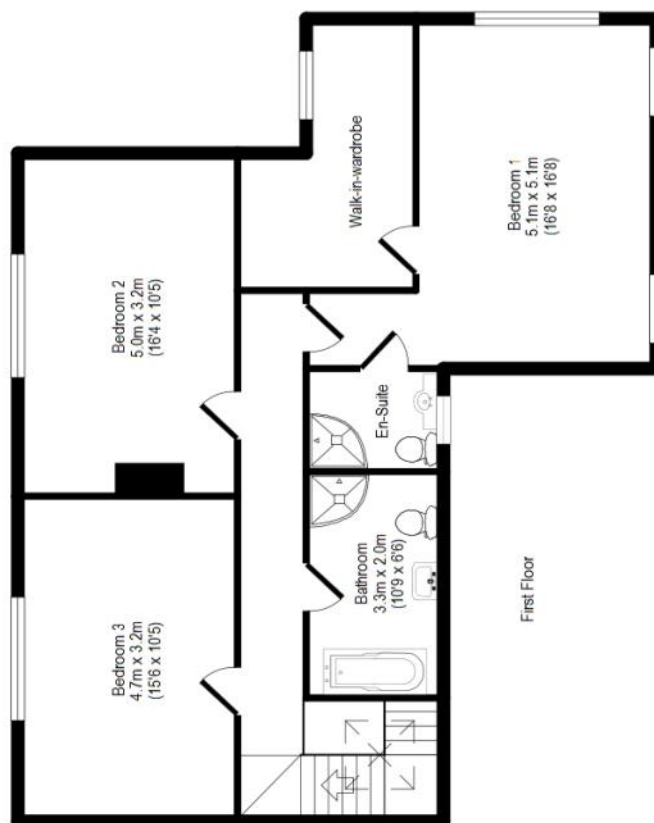
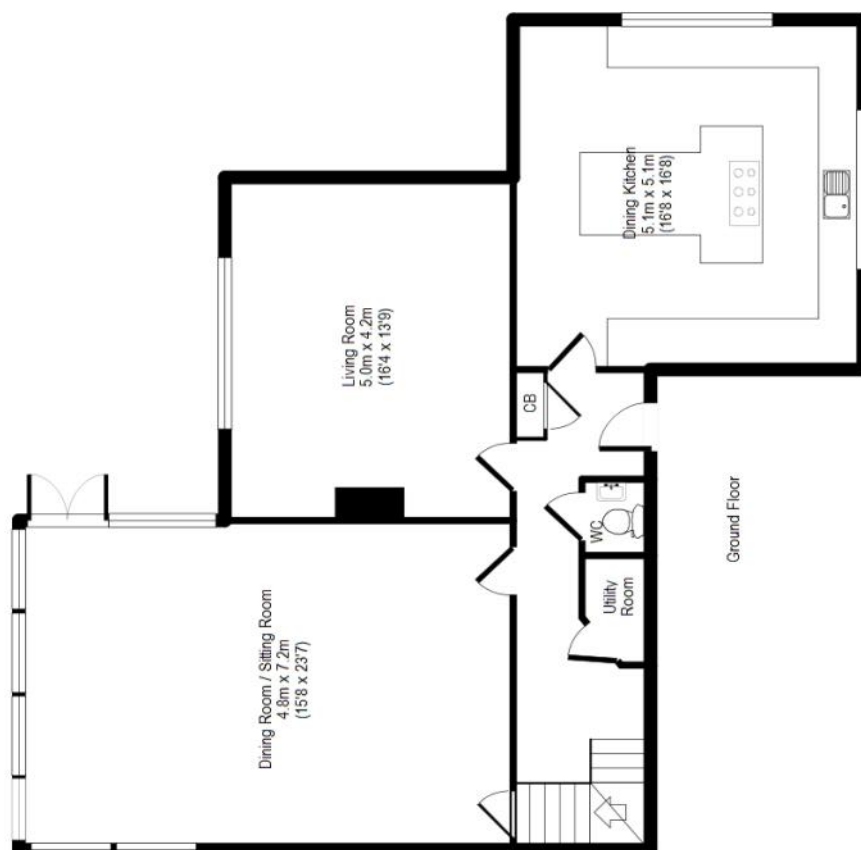
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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### 3 Field House, Upper Bonegate, Brighouse, HD6 1SZ

176 sq. m / 1890 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.  
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