

# MARSH & MARSH PROPERTIES

*4 Woodland Drive, Brighouse, HD6 2EZ*

*£450,000*



The ideal family home, situated in a quiet cul-de-sac, in a sought after location in Brighouse, nestled out of the way in a peaceful and charming setting. This four bed detached property benefits from a well presented approach and features ample parking to the front elevation with driveway parking for two cars and an integral double garage offering additional secure parking spaces. The house also features front and rear lawned and patio gardens offering an ideal space to sit out and relax, have a barbeque or to entertain. If you are looking for something special, then this will be the property for you.

Internally the house is immaculately presented throughout, being offered with a modern décor and finished to a good standard, creating the opportunity for any prospective buyer to move in with little to no work required. With its large living room, beautifully presented dining room, modern and bright breakfast kitchen, utility room, ground floor WC, four double bedrooms (one with an en-suite, two with Juliet balconies and another with a dressing room/study adjoining) and a house bathroom. Just step inside and you will immediately be impressed with this charming property.

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The property is situated within short walking distance of the local good primary and secondary schools. Brighouse town centre is just a short walk away, providing access to its excellent shops, services and amenities and its train station which provides ample rail connections to the surrounding area, in addition to the Grand Central train service. The M62 motorway is just a short 5 minute drive away providing quick access to the major cities of Leeds, Manchester and Bradford. There are also regular bus services in the local vicinity.

The ideal family property, in a highly sought after and peaceful location and benefitting from being in a well presented condition throughout. This property certainly requires an internal inspection in order to be fully appreciated.

From the front of the property a high quality composite door opens into the

#### **HALLWAY**

A large and inviting entrance hallway that creates the ideal first impression upon stepping into the property. The hall benefits from a large cupboard storage space, ideal for coats and shoes, in addition to a carpeted floor, twin central light fittings, telephone access point, double radiator and uPVC double glazed frosted window to the front elevation.

From the hallway a wooden door opens into the

#### **LIVING ROOM**



A large, bright and open living room that is bathed in natural light owing to the large bay uPVC double glazed windows, to the front elevation, overlooking the gardens. A central gas fireplace,

on a solid stone hearth and with stone mantelpiece, creates an ideal central feature for the whole room. With a wood laminate floor, central light fitting, wall mounted light fittings, double radiator and television access point.



From the rear of the living room dual wooden doors open into the

#### **DINING ROOM**



An ideal space for entertaining or family meals and offers more than ample space for a large dining table. The dining room offers access out onto the garden via its uPVC double glazed French doors that also overlook the garden to the rear of the property. With a carpeted floor, central light



fitting and double radiator.



From either the dining room or the hallway wooden doors open into the

### **BREAKFAST KITCHEN**



A beautifully presented kitchen that is ideal for any culinary enthusiast, boasting ample work space with a “U” shaped set of laminated work-surfaces to three walls and another set to the fourth wall creating a breakfast bar. With an integrated hob, integrated oven, stainless steel extractor hood, single radiator, wood laminate flooring, integrated dishwasher, ceiling inset spotlights, fitted fridge, uPVC double glazed window to the rear elevation and a stainless steel

1 ½ sink with stainless steel mixer tap.



From the kitchen a wooden door opens into the

### **UTILITY ROOM**



An ideal addition to the property providing additional facilities and work space, in addition to also providing access to the side elevation via a uPVC double glazed door. With a laminated work surface, vinyl floor, plumbing for a washing machine, space for a dryer, central light fitting, uPVC double glazed window to the rear elevation and tiled splashbacks.

From the hallway a wooden door opens into the

### **WC**

This is an ideal addition, providing facilities for the ground floor. With a close coupled toilet, wall mounted corner washbasin, central light fitting, extractor fan and carpeted floor.

From the hallway carpeted stairs lead up to the

### **LANDING**

With a carpeted floor, central light fitting and loft access hatch.

From the landing a wooden door opens into

### **BEDROOM 1**



A large and spacious master bedroom that offers more than ample space for a king sized bed along with additional bedroom furniture. With a wood laminate floor, central light fitting, wall mounted light fittings, uPVC double glazed window to the front elevation, double radiator and television access point.

From bedroom 1 a wooden door opens into its

### **EN-SUITE**



A modern and stylish en-suite that makes excellent use of the space on offer to create a

highly functional space. With a corner electric shower cubicle, vanity inset washbasin, close coupled toilet, frosted uPVC double glazed window to the front elevation, wood laminate flooring, mermaid board walls, central light fitting and extractor fan.

From the hallway a wooden door opens into

### **BEDROOM 2**



Another good sized bedroom with ample space for a double bed along with additional bedroom furniture and wall mounted hanging space to one side. With a wood laminate flooring, double glazed window to the front elevation, single radiator and central light fitting.

From bedroom 2 a wooden door opens into

### **DRESSING ROOM/STUDY**

Ideal for use as a storage room, office space or as a dressing room. With a carpeted floor, ceiling and wall mounted light fittings and a Velux window to the front elevation.





From the hallway wooden doors open into

### BEDROOM 3



A good sized third bedroom that benefits from a charming Juliet balcony, overlooking the rear garden, and with uPVC double glazed French doors. With a wood laminate floor, cornice to ceiling, single radiator and central light fitting.

### BEDROOM 4

Being similar in size to bedroom 3, this generous fourth bedroom has a Juliet balcony (overlooking the rear garden), uPVC double glazed French doors, wood laminate floor, cornice to ceiling, single radiator and central light fitting.

### HOUSE BATHROOM



This modern and stylish house bathroom is presented in a grey stone style décor and beautifully lit via numerous ceiling inset spotlights. With a panel bath, close coupled toilet, corner shower cubicle, pedestal washbasin, single radiator, wall mounted light fittings, tiled floor, tiled walls and a frosted uPVC double glazed window to the rear elevation.

### GARDENS

To the front elevation are the beautiful landscaped lawned gardens, decorated with surrounding shrubs, flowerbeds and seating areas creating an ideal place to sit out and relax whilst



also enhancing the kerb appeal of the property.



To the rear of the property is another beautifully presented garden. From the edge of the property

is a raised patio garden with surrounding flowerbeds and climbing rose to the rear of the property. Below the patio is a lawned garden accessed via stone steps from the patio seating area. A real treat that creates a charming backdrop to the property and is a real sun trap.



### **GARAGE & PARKING**

The property benefits from ample parking space with a brick paved forecourt with parking for two cars with an additional driveway parking space hidden to the end of the front garden.

The double integral garage provides additional secure parking spaces for two cars with central strip lights, painted concrete floor and provides



ample additional storage space.



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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 Brighouse head towards Hove Edge on Halifax Road for 0.4 miles and opposite Lane Head Recreation Ground turn left onto Cookson Street and take the first right onto Ivy Street and then left again onto Woodland Drive. The property will be located on the right hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

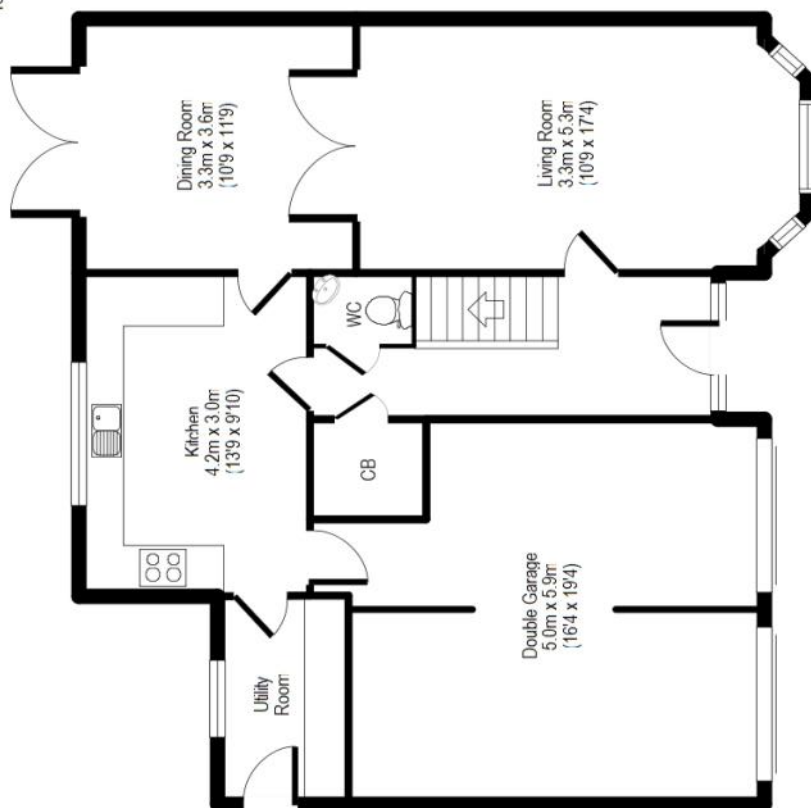
For sat nav users the postcode is: HD6 2EZ

### **MORTGAGE ADVICE**

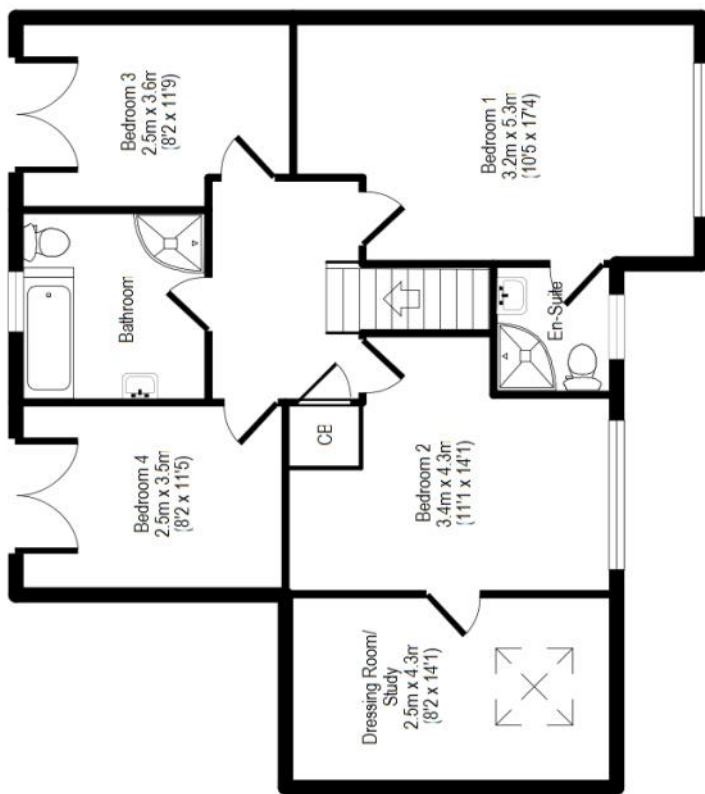
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

# 4 Woodland Drive, Brighouse, HD6 2EZ

159 sq. m / 1707 sq. ft



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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