

MARSH & MARSH PROPERTIES

Houghton House, 133 Bradford Road, Brighouse, HD6 4AD

£325,000



If you are looking for the ideal family home then this property certainly requires special interest. Having undergone a large amount of renovation and re-decoration to create a modern and stylish home that will impress the moment you step inside. This large house, situated in a convenient location and close to Brighouse town centre, benefits from a charming front slate garden and a patio, decked and (artificial) lawned garden to the rear. If you are looking for a home that is ready to move into then this will be the house for you.

The moment you step inside the property you will instantly see the love, care and attention that has gone into the renovation and presentation of this large family home. Situated over three floors and featuring large rooms throughout, all presented with a modern décor and colour scheme that complements the remaining original features of the property. With its large living room, open plan dining room, stylish and well-appointed breakfast kitchen, fully renovated cellar featuring an office space, lower ground fourth bedroom/snug, utility room/WC, three large double bedrooms (two with dressing rooms), beautifully presented house bathroom and separate WC.

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Owing to the location of the property, the occupants can benefit from the excellent transport links in the local area. The house is just a stone's throw from Brighouse town centre and Tesco supermarket and its petrol station. The property is within 5 minutes' drive of the M62 motorway and Brighouse train station, both offering easy access to Leeds, Bradford and Manchester. The property also resides in the catchment areas of local good infant, primary and secondary schools, all within walking distance.

Owing to the whole host of features on offer with this most impressive property, with its immaculate internal décor, well connected location and ample space, an internal inspection is essential in order to fully appreciate everything on offer.

From the front of the property a feature, high quality, solid wood door, with transom window, opens into the

HALLWAY

A large, open and impressive entrance hallway that creates the ideal first impression upon stepping inside this home. With its wooden flooring, cornice to ceiling, three central light fittings, ceiling rose and a traditional styled modern feature radiator.

From the hallway a wooden door opens into the

LIVING ROOM



A large and open living room that is offered with a modern décor but still benefits from the original cornice to ceiling and ceiling rose creating a charming eclectic design. The whole room is bathed in natural light owing to the large uPVC double glazed sash windows to the front

elevation. A gas fireplace, on a granite hearth and with marble mantelpiece, creates the ideal central feature for the whole room. With a wooden floor, central light fitting, wall mounted light fittings, traditional styled modern radiator, picture rail and television access point.



From the rear of the living room two open access points create an open plan connection into the dining room (the room can also be accessed via a wooden door from the hallway) that create an open and spacious feeling throughout the ground floor communal rooms.

DINING ROOM



Another light, bright and modern space that

receives ample natural light owing to the uPVC double glazed sash windows to the side elevation and the uPVC double glazed French doors that open into the rear garden. The room offers more than ample space for a large family dining table along with additional furniture. With a central light fitting, cornice to ceiling, picture rail, ceiling rose, central light fitting, wooden flooring and a traditional styled modern radiator.



From the hallway a wooden door opens into the

BREAKFAST KITCHEN



This beautifully presented breakfast kitchen has been well thought out to create a highly functional space that will suit the needs of any culinary

enthusiast. The kitchen features laminated work surfaces to three walls with an extension into the centre of the room to create a breakfast bar. The work surfaces all feature over or under counter cupboards offering a large amount of storage space. A uPVC double glazed door, with transom window, provides access to the rear garden and provides ample natural light that adds to the three other uPVC double glazed sash windows to the rear and side elevations. With a large Rangemaster stove featuring five gas burners and multiple ovens, stainless steel extractor hood, integrated microwave, traditional styled modern vertical radiator, splashback tiling, vinyl flooring, integral oven unit, ceiling inset spotlights, suspended down lights, space for a fridge/freezer and a porcelain sink with stainless steel mixer tap.





From the hallway a wooden door opens onto stairs that lead down to the

LOWER HALLWAY

This light, bright and well-presented space has a carpeted floor and central light fitting.

From the lower hallway wooden doors open into the

OFFICE



An excellent addition to the property that provides the perfect place to work from home. With a carpeted floor, ceiling inset spotlights, double radiator and numerous power outlets.

SNUG / BEDROOM 4

This well presented lower ground floor space creates an ideal fourth bedroom, perfect for teenagers or as a guest room, and is beautifully bathed in natural light owing to two uPVC double glazed windows in addition to a uPVC double glazed frosted door leading out to the front garden. With a carpeted floor, ceiling inset spotlights and a traditional styled modern radiator.



UTILITY ROOM / WC



This utility room also doubles as a lower ground floor toilet. With a close coupled toilet, wall mounted washbasin, laminated work surface, plumbing for a washing machine, space for a dryer, clothes rail, central light fitting, vinyl flooring and tiled walls.

From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, two central light fittings, cornice to ceiling, skylight and large bulk-head cupboard.

From the landing wooden doors open into

BEDROOM 1

A large master bedroom that offers more than ample space for a double bed along with additional bedroom furniture. The room features an inset space for a wall mounted TV to one side. The room receives ample natural light owing to the uPVC double glazed sash window to the side elevation and is well illuminated via a central light fitting. With a carpeted floor, cornice to ceiling and a traditional style modern radiator.



To the rear of bedroom 1 an opening leads into the dressing room that features hanging space and ample room for drawers that creates a private and spacious storage area whilst keeping the rest of the bedroom free and clear. The dressing room runs the length of the whole bedroom to the far end.

BEDROOM 2

Another generous bedroom again offering more than ample space for a double bed along with additional bedroom furniture. A closed off fireplace hearth and mantelpiece creates a charming central feature for the whole room. With a central light fitting, uPVC double glazed

sash window to the front elevation, carpeted floor, cornice to ceiling, traditional style modern radiator and central light fitting.



Bedroom 2 again features a large dressing room/ walk in wardrobe offering additional storage space.

BEDROOM 3



An ideal third bedroom that again offers more than ample space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, uPVC double glazed sash windows to the front elevation, traditional styled modern radiator and an integrated cupboard storage space to the rear of the room.

HOUSE BATHROOM



This beautifully presented house bathroom is presented with a modern décor and traditional style that creates a real eclectic appearance. Offered in a neutral colour scheme throughout and well illuminated via a central light fitting and a frosted uPVC double glazed sash window to the side elevation. With a free standing bow bath, vanity inset washbasin, corner shower cubicle, electric shower, traditional styled vertical towel radiator, vinyl floor, tiled splashbacks and a fitted roller blind.

WC



A separate WC with a low flush toilet, vinyl floor, tiled walls, single radiator and central light fitting.

GARDENS



To the front elevation is a walled slate garden, with bordering hedge and access steps that not only enhances the kerb appeal of the property but also enhances the privacy of the property.



To the rear of the property is the well-presented, private and secure rear garden. The garden is enclosed on all sides by stone walls creating an ideal space for children and pets to play. With a pebbled patio area to the edge of the property, raised wooden decking section to the rear corner and an artificial lawned section to the opposite

rear corner.



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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PARKING

There is ample on street parking to the side of the property.

GENERAL

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

TO VIEW

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

DIRECTIONS

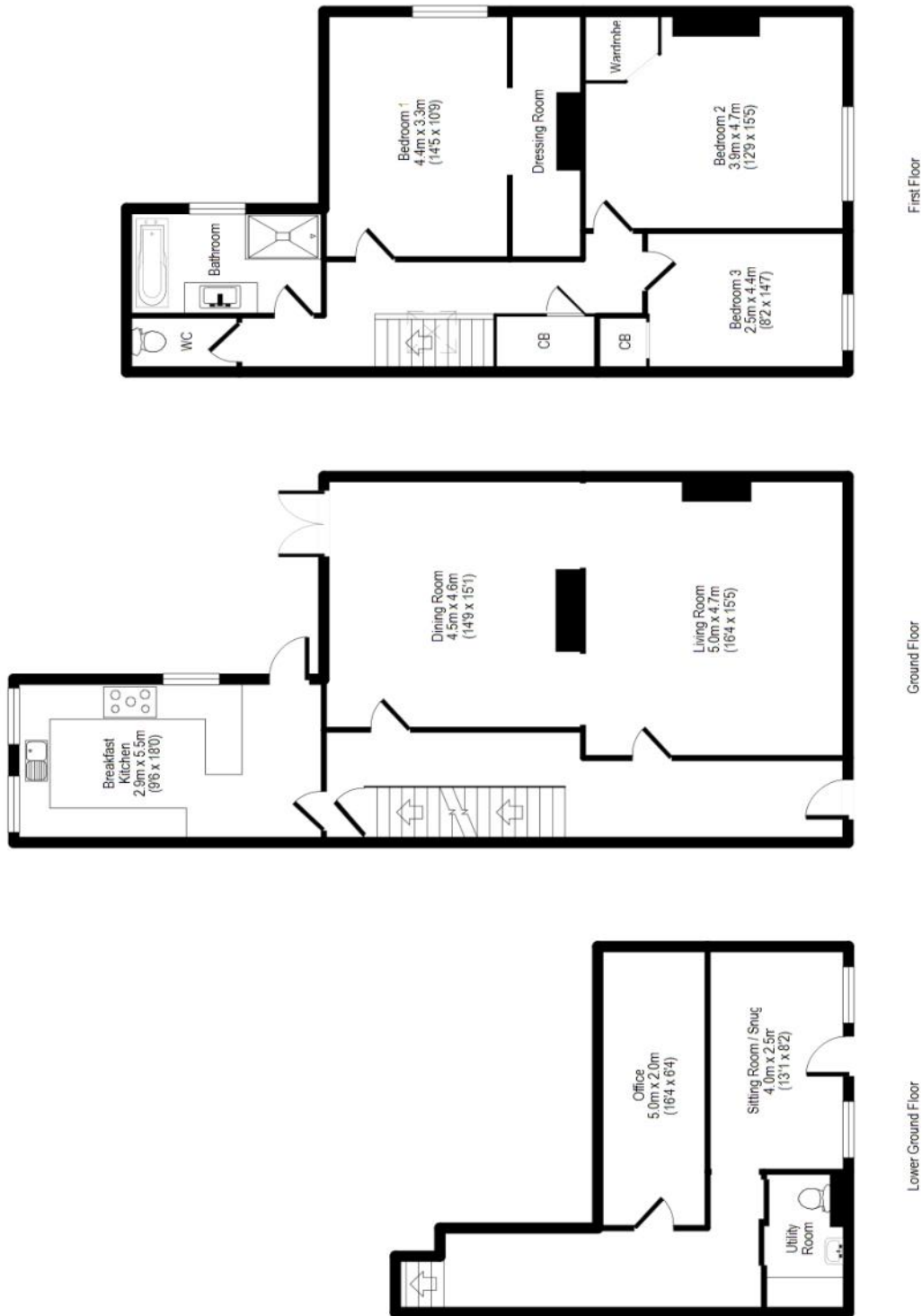
From Brighouse town centre head towards Bailiff Bridge on Bradford Road (A641). After 0.3 miles, shortly after Wellholme Park, the property will be on your left hand side and can be identified by the Marsh and Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HD6 4AD

MORTGAGE ADVICE

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

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