

MARSH & MARSH PROPERTIES

7 Woodhouse Gardens, Woodhouse, Brighouse, HD6 3UH

£375,000



Situated in one of the most sought-after residential areas, in the charming and well-respected Woodhouse area, is this four-bedroomed detached property. The ideal family house or perfect for anyone looking for a premium property in a quiet and peaceful area. The house benefits from a generous driveway that has more than ample space for 2/3 cars, with an additional two spaces in the double integral garage. The property features a charming lawned garden, to the front elevation, that enhances the kerb appeal and to the rear a large lawned garden with patio seating area, creating the ideal backdrop to the property.

Internally the property is offered in a well presented and modern condition throughout with a charming and neutral décor. Its large rooms and light and spacious feel give this property a fantastic internal aspect. With its large and open living room, light and bright conservatory, spacious dining room, beautifully presented breakfast kitchen, utility room, four bedrooms (one with en-suite) and house bathroom.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

Its close proximity to Brighouse town centre offers fantastic shops, services and amenities all within walking distance and well-connected bus routes. Its train station also provides 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. Its well-connected position provides easy access to outstanding primary and good secondary schools, both within walking distance.

Owing to the whole host of features on offer with this ideal family property an internal inspection is certainly required in order to fully appreciate this charming home.

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

HALLWAY



A warm and welcoming reception from the moment you step inside the property. This charming and well-presented hallway features a wooden floor, storage cupboard, two central light fittings, cornice to ceiling and front frosted window.

From the hallway a wooden door opens into the

LIVING ROOM



A large and open living room that offers more than ample space for a three piece suite along with additional furniture. The room features a gas fireplace, on a marble hearth and with wooden mantelpiece, that creates the ideal central feature. The room is well lit via a central light fitting, wall mounted light fittings and bathed in natural light via the double-glazed sliding doors that lead into the conservatory. With a carpeted floor, two double radiators, cornice to ceiling and television access point.



From the living room sliding glass doors open into the

CONSERVATORY



This well-presented, bright and open conservatory provides the ideal space to sit out and relax whilst making the most of the views over the private rear garden. The conservatory provides access, via French doors, to the rear of the property. With a carpeted floor and ceiling inset spotlights.

From the hallway a wooden door opens into the

BREAKFAST KITCHEN



A beautifully presented modern and stylish dining kitchen that is well laid out, being presented in a "U" shaped set of laminated counters, all with over and under counter cupboards and drawers, to two walls. The kitchen receives ample natural light via its two uPVC double glazed windows to the rear and side elevations. With an integrated gas hob, integrated dual oven, integrated fridge/freezer, integrated dishwasher, double radiator, ceiling mounted omni-directional spotlights, tiled floors, laminated splashbacks and a 1 ½ stainless steel sink with stainless steel mixer tap.

To the rear of the breakfast kitchen a wooden door opens into the

UTILITY ROOM

A highly useful addition to the property providing

additional storage and work space. A wooden door provides access to the side of the property. With a laminated work surface, under counter cupboards, plumbing for a washing machine, space for a dryer, single radiator, tiled floor, central light fitting and a stainless steel sink with stainless steel mixer tap.



From the hallway a wooden door opens into the

DINING ROOM



A generous dining room that offers more than ample space for a family dining table along with additional furniture. With a uPVC double glazed window to the front elevation, central light fitting, fitted carpet, double radiator and cornice to ceiling.

WC

An ideal addition to the ground floor of the property providing additional facilities. With a tiled floor, tiled walls, close coupled toilet, vanity inset washbasin, stainless steel towel radiator, central light fitting and extractor fan.

From the hallway a carpeted staircase leads up to the

LANDING

A light, bright, open and spacious landing area with a carpeted floor, double radiator, uPVC double glazed window to the front elevation, loft access hatch, cupboard storage space and central light fitting.

From the landing a wooden door opens into the

BEDROOM 1



A large master bedroom that offers more than ample space for a king-sized bed along with additional bedroom furniture. The bedroom features two sets of fitted wardrobes offering ample storage space. A uPVC double glazed window, to the front elevation, offers ample natural light for the whole room. With a central

light fitting, single radiator and carpeted floor.

From bedroom 1 a wooden door opens into its

EN-SUITE



A modern and well laid out en-suite. With a close coupled toilet, pedestal washbasin, stainless steel towel radiator, shower cubicle, tiled floor, tiled walls, frosted uPVC double glazed window to the side elevation and central light fitting.

From the landing wooden doors open into

BEDROOM 2



A generous second bedroom that offers more than ample space for a double bed along with

additional bedroom furniture. The room also benefits from a set of fitted wardrobes to one side. The room's uPVC double glazed window provides a charming view to the rear elevation over the gardens. With a carpeted floor, central light fitting and single radiator.

BEDROOM 3



Another good-sized room that has space for a double bed along with further furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and single radiator.

BEDROOM 4



The ideal bedroom for a child, guest room or work from home office space. With a uPVC double glazed window to the rear elevation, carpeted floor, central light fitting and single radiator.

BATHROOM

This beautifully presented house bathroom is offered with a modern colour scheme and style that makes this an ideal place to relax. The bathroom makes excellent use of the space on offer and features a panel bath, over bath shower, glass splash guard, close coupled toilet, vanity inset washbasin, tiled floor, tiled walls, stainless

steel towel radiator, frosted uPVC double glazed window to the side elevation and central light fittings.



GARDENS

To the front elevation there is a lawned area with patio pathway leading around the front of the property. The front garden is well presented and enhances the overall kerb appeal of the house.



To the rear elevation is a patio and lawned garden that creates the ideal space for children and pets to play or to sit out and relax. The garden is fully enclosed via a wooden fence and with a wooden gate leading to the front elevation. To the edge of the lawn a flower bed creates an attractive feature

to the garden. The garden has numerous trees to the far end that provide a lush and green outlook for the house.



GARAGE & PARKING

To the front of the property a tarmac driveway provides ample parking for 2-3 cars.

To the rear of the drive is a large integral double garage offering parking space for two cars along with additional storage space and eaves storage. With a concrete floor, central light fitting, numerous power outlets and a uPVC door providing access to the rear patio area.

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 the Huddersfield Road (A641).

Turn left towards Brighouse Railway Station on Birds Royd Lane – continue on Birds Royd Lane until you meet the mini roundabout, taking the first left off the roundabout. On entering this road you will see the Marsh & Marsh Properties “For Sale” sign outside No.7 on the left hand side.

For sat nav users the postcode is: HD6 3UH

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: 154 sq. m / 1660 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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