

# MARSH & MARSH PROPERTIES

*2 Healey Wood Gardens, Brighouse, HD6 3SQ*

*£425,000*



If you are looking for the perfect family home, then this will certainly be of special interest to you. This four bedroomed, detached, Yorkshire stone property is located on a quiet street on a sizable plot in one of the most sought after locations in Calderdale. Its quiet position and attractive surroundings will give you a warm and welcoming feeling from the moment you arrive. The property benefits from beautifully presented large gardens to all sides creating a charming outlook and the ideal place for children and pets to play. The house also features ample parking with driveway parking for four cars (two driveways one with metal security gates), with an additional space provided by the large integral garage.

Internally the property will continue to impress offering a warm and inviting feeling; a true family home that will suit the needs of any growing family. The house features a large and open living room, well presented dining room, well-appointed kitchen, ground floor WC, four double bedrooms (one on the ground floor), a study/office space that could be used as a fifth bedroom and a generous house bathroom. With more than enough internal space this home has plenty on offer.

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

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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 the whole host of features on offer with this property, its highly sought after location and attractive surrounding gardens, an appointment to view is essential in order to fully appreciate this beautiful family home.

From the front of the property a uPVC double glazed door opens into the

### **PORCH**

An ideal addition to the property providing a barrier from the external aspect to the internal. With a matted style flooring, uPVC double glazed construction and wall mounted light fittings.

From the porch a wooden door opens into the

### **HALLWAY**

A charming hallway that creates a good first impression upon stepping into the property. With its carpeted floor, central light fitting, single radiator, telephone access point and alarm control panel.

From the hallway a wooden door opens into the

### **LIVING ROOM**



A grand and spacious living room that creates the ideal family communal area. The room is bathed in natural light owing to the large uPVC double glazed bay window overlooking the gardens to the front elevation. A gas fireplace, on a marble hearth and with granite mantelpiece, creates the ideal central feature for the whole room. With a carpeted floor, central light fitting, cornice to ceiling, two double radiators and television access point.



From the living room double opening wooden doors leads into the

### **DINING ROOM**

This well presented and bright dining room offers



a generous amount of space for a family dining table along with additional furniture. A set of sliding uPVC double glazed doors provides access to the rear elevation whilst providing ample natural light. With a wood laminate floor, central light fitting, cornice to ceiling and double radiator.



From the dining room a wooden door opens into the

#### KITCHEN



A well-presented, modern and stylish kitchen that will suit any culinary enthusiast. The kitchen features laminated work surfaces to four walls, all with over and under counter cupboards and drawers. A cottage style uPVC double glazed door provides access to the rear elevation. With a

fitted gas hob, extractor hood, fitted dual oven, fitted microwave, splashback tiling, wood laminate flooring, fitted dishwasher, fitted washer/dryer, fitted fridge/freezer, ceiling inset spotlights and a 1 ½ stainless steel sink with stainless steel mixer tap.



From the hallway wooden doors open into the

#### BEDROOM 4

A large ground floor bedroom that offers more than enough space for a double bed along with additional bedroom furniture. With a double radiator, uPVC double glazed window to the rear elevation, central light fitting, carpeted floor and a cornice to ceiling.

#### WC

Another ideal addition to the property providing ground floor facilities. With a vinyl tile flooring, vanity inset washbasin, close coupled toilet, central light fitting, frosted uPVC double glazed window to the front elevation and tiled splashbacks.

From the living room open carpeted stairs lead up to the

## LANDING

With a carpeted floor, bulk head storage cupboard, loft access hatch, central light fitting and cornice to ceiling.

From the landing wooden doors open into

## BEDROOM 1



This bedroom again features additional storage space owing to the wardrobes to one side and offers plenty of space for a double bed along with additional bedroom furniture. With a double radiator, uPVC double glazed windows to the side elevation, carpeted floor and central light fitting.

## BEDROOM 3



A generous and spacious master bedroom that, owing to the numerous fitted wardrobes, provides a generous amount of storage space. The room offers more than ample space for a double bed along with additional bedroom furniture. With a double radiator, uPVC double glazed window to the front elevation, central light fitting and cornice to ceiling.

## BEDROOM 2



Another generous bedroom again offering ample space for a double bed. With a double radiator, uPVC double glazed windows to the rear elevation, carpeted floor and central light fitting.

## OFFICE/STUDY/BEDROOM 5

The ideal space for a work from home office, child's bedroom or guest room. With a double



radiator, uPVC double glazed windows to the rear elevation, carpeted floor and central light fitting.

### HOUSE BATHROOM



A well-presented house bathroom that has been well designed to create a highly functional space. With a panel bath, over bath shower, low flush toilet, pedestal washbasin, shower cubicle, ceiling inset spotlights, stainless steel towel radiator, uPVC double glazed window to the front elevation, tiled walls, carpeted floor and extractor fan.

### GARDENS



This property features beautifully presented surrounding gardens to all sides of the house. Its

main lawn runs from the front to the rear of the property, fully enclosed with shrub and hedge to create a private space. To the rear of the house is a patio seating area, surrounded by flower beds and stone wall. To the left hand side is another private garden, with hedge and flower bed that borders the driveway and garage. The gardens provide the ideal space to sit out and relax, entertain or to have a barbeque and are ideal for children and pets to play in a secure environment.



### GARAGE & PARKING

To the front of the property there is a tarmac driveway that provides parking for two cars.

To the rear of the drive is the large integral garage



providing additional parking and storage space.

To the rear of the property is a second driveway offering further parking space for 2 cars featuring metal security gates.



## 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 Woodhouse on Huddersfield Road (A641) and follow on straight for 0.5 miles. Turn right onto Knowles Road and at the end turn right onto Healey Wood Road. After 90m turn right onto Healey Wood Gardens and the property will be located on your right hand side.

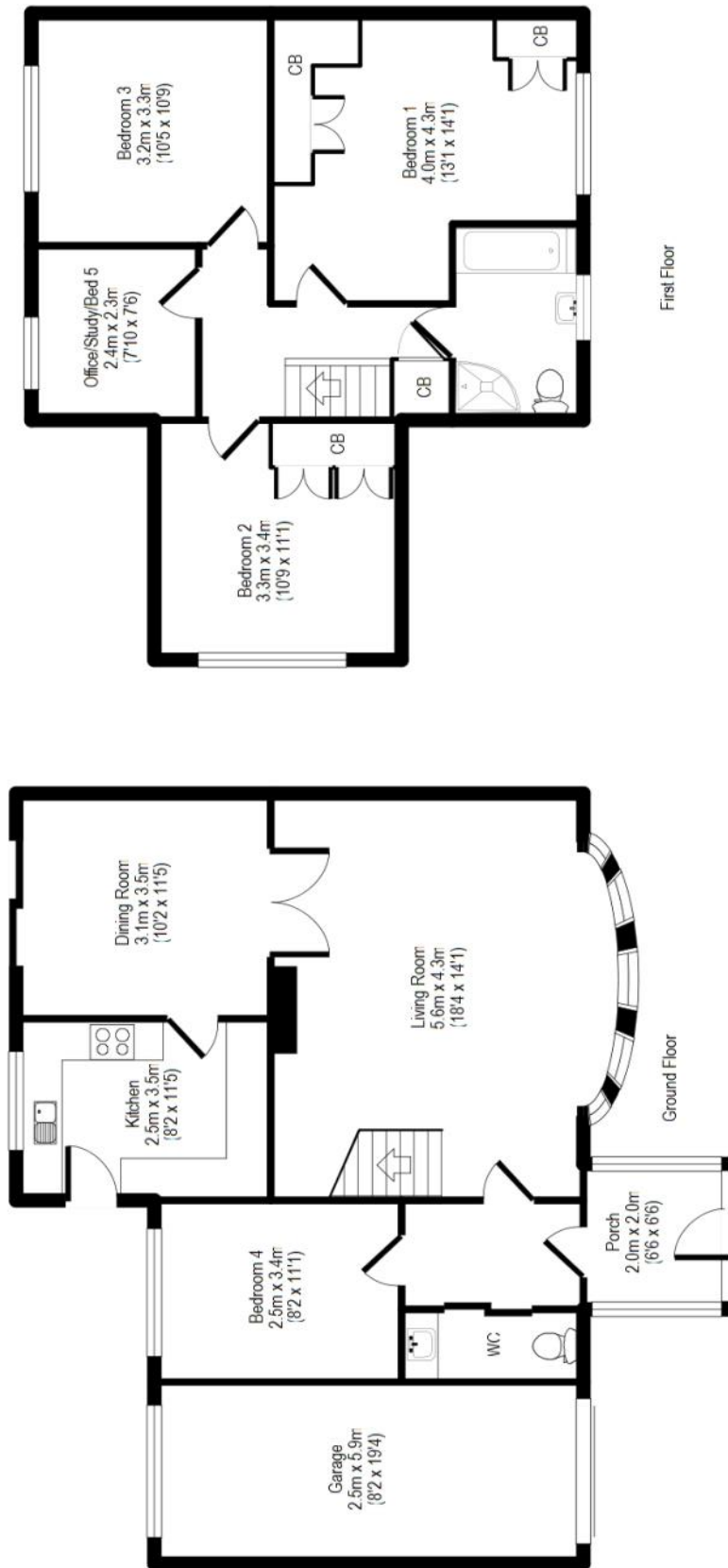
For sat nav users the postcode is: HD6 3SQ

## 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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## 2 Healey Wood Gardens, Woodhouse, Brighouse, HD6 3SQ



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