

MARSH & MARSH PROPERTIES

Garden House, 59 Lightcliffe Road, Brighouse, HD6 2DJ

£215,000



If you are looking for a property rich with local historical roots, with plenty of traditional features and a huge amount of charm, then this will certainly be the property for you. Situated on a corner plot, creating a unique and interesting building, is this three bedroomed, terraced, property. Named "Garden House" and built in 1901, by the builder of the surrounding rows of terraced properties, this house certainly is something special. The property benefits from a courtyard to the front of the house and from a charming lawned and patio garden to the rear elevation, in a south west orientation. There is ample on street parking in the local area for the property.

Internally this property is presented in good condition with a large amount of original features that create this unique property's charm. Just step inside and you won't fail to be impressed by the historical nature of the house. With its generous living room, welcoming sitting/dining room, sizable kitchen, ground floor WC, three bedrooms (one with en-suite), house bathroom, attic storage room and well-presented keeping cellar.

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The property benefits from being located in a sought after residential location, positioned just a "stone's throw" from Lane Head Recreation Ground, providing the perfect place for children to play. The property is also 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 the train station which provides rail connections to the surrounding areas, 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.

Owing to the whole host of features on offer with the property, its sizable nature, convenient location and quirky layout, an internal inspection is essential in order to fully appreciate everything this house has to offer.

From the front of the property a traditional style wooden door opens into the

HALLWAY

A welcoming reception into the property that displays the fantastic original mosaic tile flooring, archways and cornice to ceiling. The hall features a central light fitting.

From the hallway a wooden door opens into the

LIVING ROOM



A sizable living room that creates the perfect place to sit back and relax. The room is bathed in ample natural light with its traditional style uPVC double glazed windows to the front elevation. A central

gas fire, on a tiled hearth and with wooden mantelpiece, creates the ideal central feature for the whole room. To one alcove is an original inset wooden shelving unit with drawers and cupboards that feature the original handles and hinges. With a carpeted floor, cornice to ceiling, picture rail, wall mounted light fittings, central light fitting and single radiator.



SITTING/DINING ROOM



Another beautifully open room, again bathed in natural light owing to the large traditional style uPVC double glazed windows to the side elevation. This room features plenty of space for a family dining table along with additional furniture. The room is currently used as a sitting room/

lounge by the current occupants. Again featuring a gas fire creating a charming central feature, with a granite hearth and with granite mantelpiece. With cornice to ceiling, solid wooden floors, dado rail, central light fitting, double radiator, ceiling rose and a television access point.

From the rear of the sitting/dining room a wooden door opens into the

KITCHEN



A neatly presented kitchen with a unique shape that creates this quirky space. The kitchen features ample work space with laminated work surfaces, to three walls, with over and under counter cupboards and drawers. The kitchen features a uPVC double glazed window to the rear elevation and a wooden door providing access to the rear elevation. With a cooker unit, vinyl flooring, plumbing for a washing machine, tiled splashbacks, two central light fittings, space for a fridge/freezer and a stainless steel 1 ½ sink with a stainless steel mixer tap.

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

WC

A useful addition to the property providing ground floor facilities. With a vinyl floor, toilet, central light fitting and extractor fan.

From the hallway carpeted stairs lead up to the

LANDING

With a large uPVC double glazed window to the rear elevation, two central light fittings, carpeted floor and cornice to ceiling.

From the landing a wood panel door opens into the

BEDROOM 1



A large and open bedroom that offers plenty of space for a double bed along with additional bedroom furniture. The room features numerous fitted wardrobes offering ample storage space. A central original cast iron fireplaces adds an element of charm for the whole room. With a uPVC double glazed window to the side elevation, central light fitting, double radiator, central light fitting, ceiling rose and carpeted floor.

Hidden into one of the fitted wardrobes is a secret door that opens into the

EN-SUITE



Tucked away and with access via the wardrobes is this hidden “Narnia”. A charming and modern en-suite that is offered in a modern and neutral colour scheme. The en-suite features a corner shower cubicle, close coupled toilet, vanity inset washbasin, frosted uPVC double glazed window to the side elevation, central light fitting, tiled walls, vinyl flooring and cupboard storage.

From the landing wooden doors open into

BEDROOM 2

A good sized second bedroom featuring a uPVC double glazed window to the front elevation,

central light fitting, carpeted floor, single radiator and cornice to ceiling.



BEDROOM 3



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

HOUSE BATHROOM

A modern, stylish and well-presented house bathroom. With an “L” shaped panel bath, over bath rainfall shower, glass splashguard, vanity inset washbasin, close coupled toilet, frosted uPVC double glazed window to the rear elevation, vinyl flooring, tiled walls, central light fitting and

extractor fan.



From bedroom one a wooden door opens onto carpeted stairs that lead up to the

ATTIC



A highly useful addition providing extra storage space for the property or could be used as an office space or "man cave". With a carpeted floor, wall mounted light fitting and Velux window.

GARDENS

To the front of the property is a fully enclosed courtyard garden that features surrounding hedge to create a private space that also enhances the kerb appeal of the property.



To the rear elevation is a charming lawned and patio garden creating the ideal space to sit out and relax, especially owing to its south west facing orientation providing copious amounts of evening sunshine. To the rear of the garden is an access pathway leading to the rear access road that in turn provides access to the park to the rear.



PARKING

The property benefits from ample on street parking.

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 Brighthouse head towards Hove Edge for 0.5 miles and just after the Lane Head Recreation Ground take a sharp right onto Garden Road for a further 0.2 miles. At the end of Garden Road the property will be located on the corner adjoining Lightcliffe Road on the right hand side. The property can be identified by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HD6 2DJ

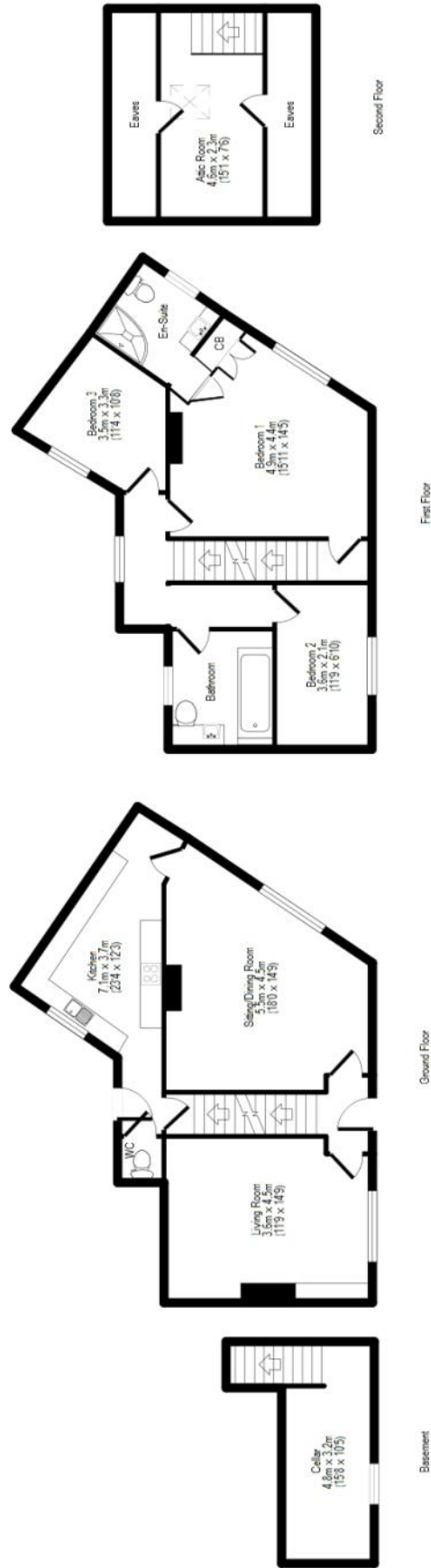
MORTGAGE ADVICE

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: 136 sq. m. / 1465 sq. ft.



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