

MARSH & MARSH PROPERTIES

21 High Street, Brighouse, HD6 1DE

OIRO: £185,000



Located on the well regarded High Street in Brighouse town centre is this four bedroomed terraced property. Offered with the added advantage of NO CHAIN; the property does require modernisation and renovation throughout which creates the fantastic opportunity for any new owner to put their stamp onto the house. The property features a patio garden to the front elevation that enhances the kerb appeal and a sizable courtyard, shared garden, to the rear. There is ample permit parking, to the front of the property, on street.

Internally the property features large rooms throughout making this the perfect home for any growing family, professional person or couple looking for something they can make their own. With its spacious living room, well laid out dining kitchen, four generous bedrooms, house bathroom and storage cellar.

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The property also benefits from being within easy walking distance of a variety of good primary and secondary schools. It is also ideally located to make the most of the excellent transport links in the vicinity; with the M62 just 10 minutes' drive away, offering cross Pennine connections, as well as quick routes to both Leeds and Bradford. Also, Brighouse train station is 10 minutes' walk away presenting easy access to the local towns and cities, as well as the Grand Central train service.

Owing to the fantastic potential on offer with this property, its sought-after location and spacious internals, all with the added advantage of being offered with NO CHAIN, an appointment to view is essential.

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

HALLWAY

With a central light fitting, wood flooring and original archway.

From the hallway wooden doors open into the

LIVING ROOM



A spacious living room offering ample space for a three piece suite along with additional furniture. To the centre of the room is a gas fire, set into a marble hearth and with marble mantelpiece, creating a charming central feature for the whole room. With a carpeted floor, central light fitting, cornice to ceiling and uPVC double glazed window to the front elevation.

DINING KITCHEN



A spacious kitchen that features marble effect laminated work surfaces to two walls, all with over and under counter cupboards and drawers. The kitchen offers ample space for a dining table to the centre of the room. The kitchen is well lit via a central light fitting and receives dual aspect

natural light owing to uPVC double glazed windows to the front and rear elevations. With an integrated hob, integrated oven, stainless steel extractor hood, double radiator, solid wooden flooring, splashback tiling, space for a fridge/freezer and a porcelain sink with traditional style mixer tap.

From the hallway carpeted stairs lead up to the

LANDING

With a single radiator, uPVC double glazed window to the rear elevation, central light fitting and carpeted floor.

From the landing wooden doors open into

BEDROOM 1



A spacious master bedroom that offers room for a king-sized bed along with additional bedroom furniture. To one side is a large open style cupboard providing ample additional storage space. With a carpeted floor, central light fitting, cornice to ceiling and a uPVC double glazed window to the front elevation.

BEDROOM 2

A good sized second bedroom offering space for a

double bed along with additional furniture. The room also features a bulk head storage cupboard. With a carpeted floor, central light fitting and a uPVC double glazed window to the front elevation.



BATHROOM



A well laid out house bathroom that makes excellent use of the space on offer. With a panel bath, over bath shower, pedestal washbasin, low flush toilet, frosted uPVC double glazed window to the rear elevation, tiled walls and tiled floor.

From the landing carpeted stairs lead up to the

UPPER LANDING

A small upper landing with a carpeted floor and central light fitting.

From the upper landing wooden doors open into

BEDROOM 3



A spacious third bedroom offering room for a double bed along with additional furniture. With a wooden floor, central light fitting, beamed ceiling and a uPVC double glazed window to the front elevation.

BEDROOM 4

A generous fourth bedroom, ideal for a work from home office space, guest room or child's bedroom. With a wooden floor, central light fitting, beamed ceiling and a Velux window to the front elevation.



From the kitchen a wooden door opens into a rear hall, also featuring a uPVC door to the rear elevation. From the rear hall a series of stone steps lead down to the

CELLAR



A fantastic addition to the property presenting additional storage space or could be made into a workshop. With a concrete floor, stone shelving, central light fitting and a double glazed window to the front elevation.

GARDEN

To the front elevation is a walled patio garden, ideal for potted plants and enhancing the kerb appeal of the property.

To the rear elevation is a sizable patio garden. The garden is shared with the surrounding houses and presents the ideal space to sit out and relax or have a barbeque. The rear garden can be accessed from the front of the property via a gated ginnel.



PARKING

To the front of the property there is permit 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 Brighouse town centre, take the Lüdenscheid Link towards Tesco supermarket. Shortly after passing the Central Methodist Church on your right hand side turn Left on Church Lane, by Church Lane surgery. Travel up Church Lane till

you pass the Adult Education Centre, approximately 100m and then turn right onto High Street for 0.11 miles. The property will be located on your right hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HD6 1DE

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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136 sq. m / 1464 sq. ft.

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