

MARSH & MARSH PROPERTIES

Osborne House, 11A Piggott Street, Brighouse, HD6 2DP

£275,000



Located at the far end of Piggott Street, on the outskirts of Brighouse, is this large and spacious end-of-terrace property; being one of the largest houses on the street and benefitting from a well presented frontage. The property is also offered with the added advantage of NO CHAIN. An ideal family home or something for anyone looking for a property to put their own stamp onto, owing to the fantastic amount of potential. The property features an enclosed patio garden, to the front, creating a small seating area and enhancing kerb appeal. To the rear is an enclosed decked garden, ideal for sitting out or having a barbeque.

NB: There is a plot of land to the side of the property which is not included in the £275,000 sale price but can be added for an additional charge. For more information on this opportunity see below.

Internally you will be impressed with the large amount of space on offer with this house, featuring three reception rooms and having been extended to the rear. The house is presented with a neutral décor and compliments some of the unique original features in the property. With its large living room, large sitting room (featuring an ornate fireplace with a wood burning stove), spacious kitchen, separate dining room/snug, three good sized bedrooms and a house bathroom. The cellar offers a fantastic amount of storage space, perfect for a workshop.

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The property benefits from being in the catchment area of a variety of good primary and secondary schools, all within walking distance. The property also boasts excellent transport links to the surrounding areas with both Brighouse bus and train stations within a short walking distance. The M62 motorway is also within a short drive, offering quick and easy access to both Bradford and Leeds.

Owing to the whole host of features on offer with this sizable property, including the large rooms throughout, fantastic potential and neutral décor, all offered with the added advantage of NO CHAIN, an appointment to view is essential.

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

HALLWAY

A charming reception to the property that displays some original features, such as the archway to the staircase. With a carpeted floor, dado rail and central light fitting.

From the hallway wooden doors open into the

LIVING ROOM



A large and open living room that benefits from ample space for a three piece suite along with additional furniture. The room is light and bright and features a central electric fireplace, on a granite hearth and with wooden mantelpiece, creating a charming central feature for the whole room. With its carpeted floor, ceiling rose, cornice to ceiling, central light fitting, uPVC double glazed window to the front elevation, double radiator and television access point.



SITTING ROOM



Another large reception area offering further family communal space, perfect for use as a

formal room and features a beautiful, original, cast iron fireplace with a tiled hearth and wooden mantelpiece with its large wood burning stove set into the centre of the fireplace. With a carpeted floor, ceiling rose, cornice to ceiling, central light fitting, uPVC double glazed window to the front elevation, double radiator and television access point.

From the living room a wooden door opens into the

KITCHEN



A well-presented kitchen that features a “U” shaped set of laminated work surfaces to three walls, all with over or under counter cupboards

and drawers offering plenty of storage space. The kitchen offers access to the rear garden via a composite door. With an integrated oven, integrated gas hob, stainless steel extractor, vertical modern style radiator, plumbing for a washing machine, splashback tiling, vinyl wood effect flooring, uPVC double glazed window to the rear elevation, fitted dishwasher, fitted fridge, fitted freezer, ceiling inset spotlights and a 1 ½ stainless steel sink with stainless steel mixer tap.

From the kitchen an opening leads into the

DINING ROOM



A fantastic addition to the property that is currently utilised as a snug seating area. The dining room opens out to the side of the property via a set of uPVC double French doors. With a carpeted floor, ceiling inset spotlights, uPVC double glazed window to the rear elevation, single radiator and television access point.

From the kitchen a bi-fold set of doors open into the

WC

An ideal addition to the property providing ground floor facilities. With a vinyl floor, single radiator,

close coupled toilet, uPVC double glazed window, cistern inset washbasin, frosted uPVC double glazed window to the rear elevation and central light fitting.

From the hallway a carpeted staircase leads up to the

LANDING



With a carpeted floor, double radiator, uPVC double glazed window to the rear elevation, loft access hatch, two central light fittings and dado rail.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom that offers ample space for a king sized bed along with additional bedroom furniture. The room features its original cast iron fireplace creating a charming central focal point for the room. With a carpeted floor, central light fitting, double radiator and uPVC double glazed window to the front elevation.



BEDROOM 2



A spacious double bedroom that offers plenty of additional storage space owing to the fitted wardrobes to one side of the alcove. This room also features the original cast iron fireplace offering a central feature. With a carpeted floor, double radiator, uPVC double glazed window to the front elevation and central light fitting.

BEDROOM 3



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

BATHROOM



A well-presented house bathroom that makes excellent use of the space on offer. With an "L" shaped panel bath, over bath rainfall style shower, glass splash guard, pedestal washbasin, close coupled toilet, towel radiator, vinyl flooring, tiled splash backs, central light fitting and frosted uPVC double glazed window to the rear elevation.

GARDEN

At the front of the property is a flagged patio garden, enclosed by stone wall creating a charming frontage to the property that enhances kerb appeal and increases privacy to the property.

To the rear of the house is a decked garden, offering the ideal space to sit out and relax or to have a barbeque. The rear garden has a stone wall and wooden fence border.



PARKING



To the front of the property is ample on street parking.

POTENTIAL LAND – ADDITIONAL COST



To the side of the property is a spacious plot of land available for purchase along with the property. The cost for both, purchased together,

will be £300,000. The property has plans drawn that can be provided should the land be purchased by the new owner. If you would like to discuss the land acquisition further please contact the office.



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 Hove Edge on Halifax Road (A644) and after 0.2 miles turn right onto Waterloo Road by Success take away. Then take the first left onto Albion Street and continue to the top of the road and turn right onto Piggott Street. The property will be on your left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HD6 2DP

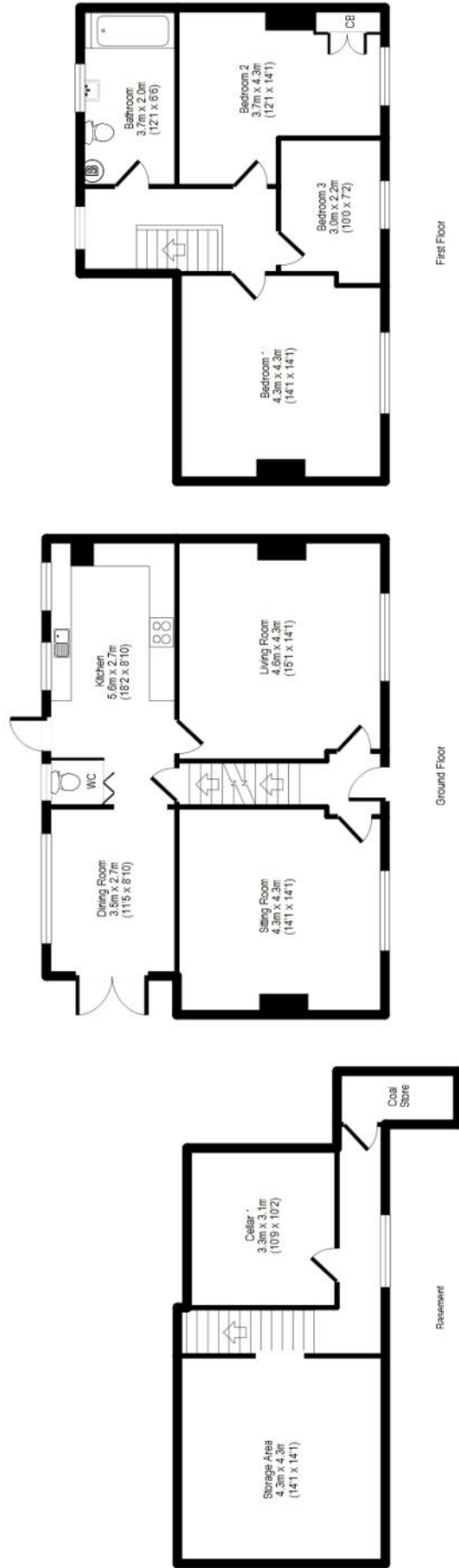
MORTGAGE ADVICE

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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make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 159 sq. m / 1716 sq. ft

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