

MARSH & MARSH PROPERTIES

24 Anvil Street, Brighouse, HD6 1TP

£175,000



If you are looking for a property with character, that offers a large amount of space AND at a realistic asking price, then look no further. A charming and impressive property that will be a fantastic home for any first-time buyer, professional couple or growing family. The house is a real "TARDIS" offering a surprising amount of internal space that will suit any prospective buyer. The property has a well-connected corner position being just a "stone's throw" from Brighouse town centre. The property also benefits from a large amount of on street parking to all three sides.

As soon as you step into the property you are welcomed by both a light, modern and spacious living room, decorated in neutral colours, with a natural flow into the renovated dining kitchen. The cellar is a welcome addition, providing extra storage space as well as the potential for a utility room. Upstairs the property benefits from three good sized bedrooms, all well-lit and with ample storage space, and a well-appointed bathroom. The whole property has been tastefully decorated throughout and presents an opportunity to move into a new home with little work.

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

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Benefitting from the added potential of being within walking distance of good primary & secondary schools and both Brighouse bus and train stations, which offer cross Pennine connections. Also with easy access onto the M62 motorway giving convenient access to Leeds, Bradford, Halifax and Huddersfield.

An interesting property that you can only begin to appreciate to its fullest with an internal inspection.

Owing to the property's location, condition and reasonable price, an appointment to view is encouraged to avoid missing out on this opportunity.

From the front, featuring two coach style lanterns, a uPVC door with frosted transom window, along with a feature door knocker, opens into the

HALLWAY

A bright and welcoming entrance hallway that provides a good reception to the property. With wood laminate flooring, central light fitting, cornice to ceiling and single radiator.

From the entrance hall a wooden door opens into the

LIVING ROOM



A striking and well-presented living room in a neutral and welcoming colour scheme creating a modern feel to this spacious living room. The central bio-ethanol fireplace creates a focal point for the room with a marble effect back and wooden mantelpiece. The room is kept well-lit via two uPVC double glazed windows, one to the front elevation and one to the side, as well as a central chandelier style light fitting and wall mounted lighting. With a double radiator, cornice, ceiling rose, fully carpeted, TV access point and telephone access point.



From the living room a wooden door opens into the

DINING KITCHEN



A spacious dining kitchen in which, upon entering, you will immediately appreciate the renovation that has been carried out to create a modern and stylish space. The room is well illuminated by the two uPVC double glazed windows, both to the side elevation and the transom window to the rear elevation, above the uPVC door leading out the rear. There is ample work surface space, with counters to three of the walls all with both under and over counter cupboards and drawers, providing ample storage space. To the far end of

the room is the dining area, with space for a dining table and chairs. With integrated dual oven, integrated hob, stainless steel extractor fan, fitted washing machine, laminated work surfaces, wood laminate flooring, double radiator, central light fittings, under counter lighting, space for a fridge/freezer, stainless steel sink and stainless steel mixer tap.



From the kitchen a wooden door opens onto stone steps, leading down to the

CELLAR

A highly functional cellar that is an excellent addition to the property. Perfect for storage owing to the stone shelving around the outside of the cellar. The cellar is plumbed for a washing machine and a sink. To the far end is a uPVC door that leads into the outside lower tier, with stone steps leading up to the main entrance. Natural light to the cellar is via the glass block window to the front elevation. At the bottom of the internal stone steps is a coal cellar, which could be used as an extra storage area.

LANDING

A fully carpeted landing, lit via two ceiling mounted light fittings.

From the landing, wooden doors open into

BEDROOM 1



A large master bedroom, that has been tastefully decorated and presented, with ample space for a double bed. The room is kept light by the uPVC window, to the rear elevation, which overlooks the grass-land to the rear and beyond. The room utilises the alcove space and has fitted cupboards to one end of the bedroom. With central light fitting, fully carpeted and a double radiator.

BEDROOM 3

A bright third bedroom owing to the south facing orientation and a modern geometric colour

scheme. The room is currently used as an office but would make a perfect bedroom for a child. With uPVC double glazed window to the front elevation, fully carpeted and double radiator.



BATHROOM



A well thought and laid out bathroom that makes excellent use of the large space on offer. Fully lit via numerous ceiling mounted LED spotlights as well as a frosted uPVC double glazed window to the side elevation. Two of the bathroom walls have large mirrors, amplifying the already large space on offer. To one side is a large corner panel bath unit, a washbasin inset into a vanity cupboard unit with laminated counter top and to the far corner is an electric shower unit. With

tiling from floor to ceiling, close coupled WC and towel radiator.

From the landing a wood panel door opens onto a carpeted staircase that leads up to

BEDROOM 2



A large second bedroom with ample space for a double bed and benefitting from a feature beamed ceiling. The room is well illuminated owing to the uPVC double glazed window to the side elevation as well as the numerous ceiling mounted omni-directional spotlights. To the far end of the room is a large storage space. With double radiator and fitted carpet throughout.

PARKING

There is ample on street parking to all three sides of the property.

GENERAL

The property has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing, roof space insulation and gas central heating throughout. The ceiling of the cellar has also been insulated. The property currently has broadband, with fibre-optic high speed internet access (via Virgin).

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.



DIRECTIONS

From Brighouse town centre, take Bradford Road (A641) towards Bailiff Bridge, and travel for 0.4 miles. Shortly after Brighouse swimming pool and fitness centre, turn left onto Thornhill Bridge Lane. Travel for a further 0.1 miles and then turn left onto Anvil Street. The property is located on the corner of Anvil Street, just after the turning on the left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HD6 1TP

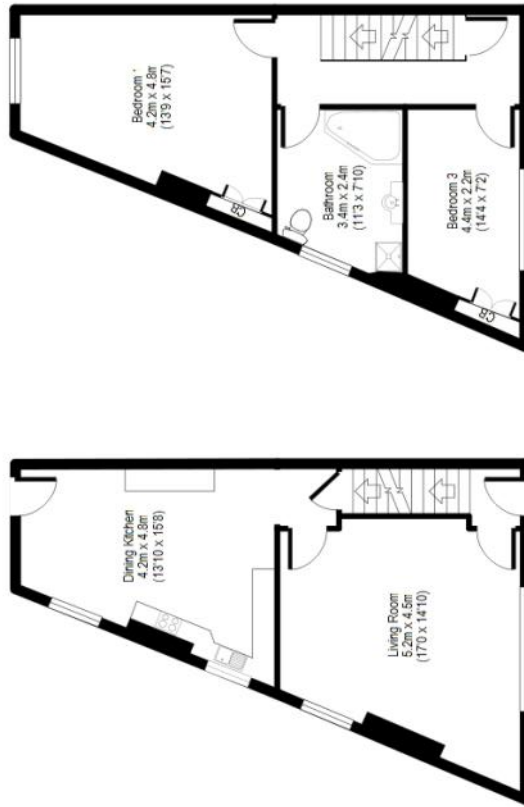
MORTGAGE ADVICE

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.

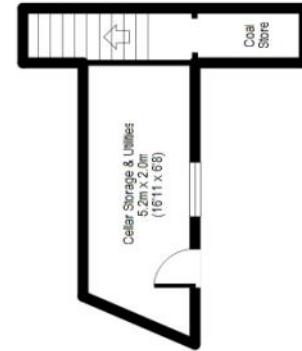
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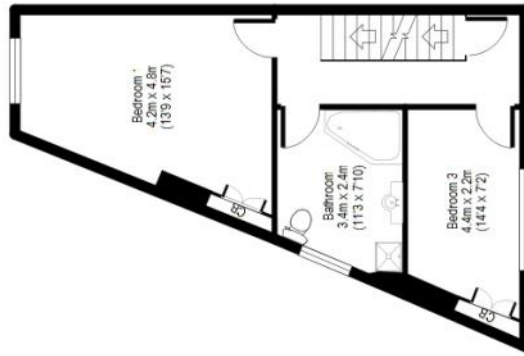
115 sq. m / 1234 sq. ft



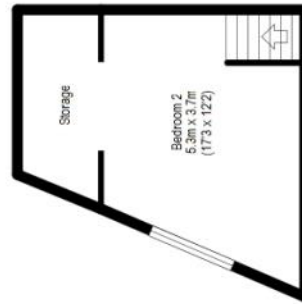
Ground Floor



Cellar



First Floor



Second Floor

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 angles and dimensions are not intended to form part of any contract or warranty.

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