

MARSH & MARSH PROPERTIES

35 Maryville Avenue, HD6 2NU

£245,000



Situated on a quiet residential street, in a highly sought after location in Brighouse, on the outskirts of Hove Edge, is this three bedroomed dormer-bungalow. This property is offered with the added advantage of NO CHAIN and, therefore, offering the opportunity for a swift sale. An ideal property for someone looking for that special something. You are immediately greeted upon arrival by a charming and well-maintained flowerbed and shrub garden that not only enhances the kerb appeal of the property but also offers added privacy. To the rear of the property is a charming lawned garden, ideal to sit out and relax or for children and pets to play. There is a driveway offering parking for 3+ cars with an additional secure space provided by the garage to the rear of the drive.

Internally the property will continue to impress with its well thought out layout offering a surprising amount of space. The property does require some modernisation, offering the new owners the fantastic opportunity to put their own stamp on their new home. With a spacious living room, well laid out kitchen, open hallway, ground floor master bedroom, ground floor bathroom, rear porch, two bedrooms to the first floor, first floor WC and storage room. This is a special property that has a warm and welcoming feeling from the moment you step inside.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

Its well-connected location provides easy access to all main roads and is just a short 10 minute walk from Brighouse town centre and has quick access to the convenient shops of the Kershaw's Garden Centre shopping complex. The M62 is just a 10 minute drive away providing quick access to the main cities of Leeds, Manchester and Bradford. Brighouse train station also provides excellent rail links to the surrounding area including access to the Grand Central train service. The property is also within easy walking distance of good primary and secondary schools.

Owing to the fantastic features on offer, including the ample private parking, sought after location and spacious internals, all with the added advantage of NO CHAIN, an appointment to view is essential.

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

PORCH



A highly useful addition to the property providing a barrier from the external to the internal aspects. With a tiled floor, uPVC double glazed window and central light fitting.

From the porch a wooden door opens into the

HALLWAY

A light, bright and open hallway that offers a fantastic amount of space creating a warm and welcoming feeling from the moment you step inside. With a carpeted floor, double glazed stained glass window to the side elevation, double radiator, wall mounted light fittings and under stairs storage.



From the hallway wooden doors open into the

LIVING ROOM



A spacious living room that offers plenty of space

for a three piece suite along with additional furniture. The room is bathed in natural light owing to a uPVC double glazed bay window to the front elevation. A gas fire, on a tiled hearth, stone back and wooden mantelpiece, offers an ideal central feature for the whole room. With a carpeted floor, central light fitting, cornice to ceiling, alcove inset shelving, double radiator and television access point.



KITCHEN



A well laid out kitchen with “U” shaped laminated work surfaces, all with over and under counter cupboards and drawers, offering ample work and storage space. With an integrated hob, extractor hood, integrated oven, double radiator, plumbing

for a washing machine, splashback tiling, vinyl flooring, uPVC double glazed window to the front elevation, central strip light, space for a fridge/freezer and a 1 ½ sink with stainless steel mixer tap.



MASTER BEDROOM



A generous master bedroom offering ample space for a double bed along with additional furniture. A wall-length set of fitted wardrobes provides plenty of additional storage space. The bedroom benefits from a charming view of the rear garden from its uPVC double glazed window. With a carpeted floor, central light fitting and double radiator.

BATHROOM



A well laid out house bathroom with a panel bath, over bath shower, glass splash guard, low flush toilet, vanity inset washbasin, bidet, frosted uPVC double glazed window to the rear elevation, tiled splashbacks, carpeted floor and central light fitting.

From the hallway carpeted stairs lead up to the

LANDING

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

From the landing wooden doors open into

BEDROOM 2



A spacious double bedroom offering space for a double bed along with additional bedroom furniture. This room also provides views of the rear garden from its uPVC double glazed windows. With a carpeted floor, central light fitting and double radiator.

BEDROOM 3



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

WC



An ideal addition to the upper floor offering extra

facilities. With a pedestal washbasin, uPVC double glazed window to the side elevation, low flush toilet, carpeted floor, eaves storage space and wall mounted light fitting.

STORE ROOM



Offering a large amount of additional storage space, with a vinyl floor, Velux window and single radiator.

GARDENS



To the front of the property is a well maintained shrub and flower bed garden, with central patio area, that creates a charming reception to the property as well as enhancing the kerb appeal.



To the rear is a lawned garden with patio seating area offering the perfect place to sit back and relax or for children and pets to play in a secure environment. The garden is surrounded by shrubs and trees offering a private space.

PARKING & GARAGE

To the side of the property is a long driveway offering parking space for 3 cars with an additional secure parking space provided by the single garage to the rear of the drive.

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) for 0.8 miles and then turn right onto Finkil Street. After a further 0.2 miles turn left onto Maryville Avenue. The

property will be located on the right hand side identified by the Marsh & Marsh Properties "For Sale" sign.

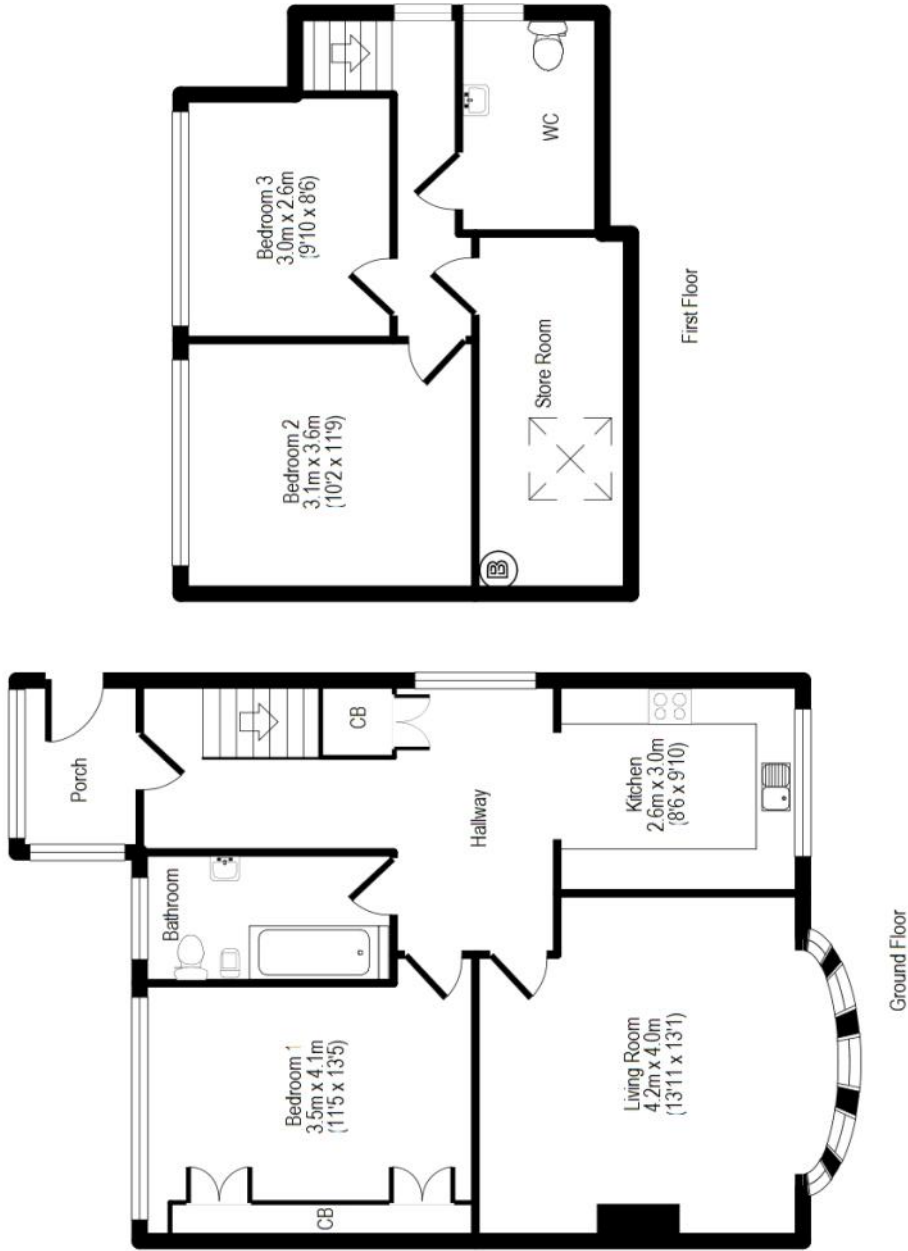
For sat nav users the postcode is: HD6 2NU

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.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to 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.

35 Maryville Avenue, Brighouse, HD6 2NU



APPROX GROSS INTERNAL FLOOR AREA: 97 sq. m / 1040 sq. ft.

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 images and dimensions are not intended to form part any contract or warranty

(c) Marsh and Marsh Properties