

MARSH & MARSH PROPERTIES

8 Anvil Street, Brighouse, HD6 1TP

£135,000



A perfect property for any first time buyer, property investor or landlord, looking for a well presented property, located close to Brighouse town centre. This property is also offered with the added benefit of NO CHAIN. The house has a charming frontage, with a low-maintained patio garden that enhances the kerb appeal and increases privacy. A rear access door leads to a small patio with steps down to the kerbside. There is a public garden to the rear, an ideal place to sit out and relax. The property has ample on street parking to the front and rear elevations.

Internally the property is well presented throughout in a neutral and modern colour scheme with a light and bright living area. The house has plenty to offer with its spacious living room, well-laid out kitchen, cellar storage area, two double bedrooms (both with fitted wardrobes) and a house bathroom. Just step inside and you will immediately notice the fantastic potential on offer.

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

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The property benefits from 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 a convenient route 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 of the property a uPVC double glazed window opens into the

HALLWAY

With a carpeted floor, single radiator and cornice to ceiling.

From the hallway a wooden door opens into the

LIVING ROOM



A spacious and inviting living room that offers ample space for a three piece suite along with

additional furniture. The living room features a wood burning stove, set in a large stone surround fireplace creating a fantastic central feature for the whole room. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation, picture rail and television access point.



From the living room a wooden door opens into the

KITCHEN



A long and well laid out kitchen that offers a surprising amount of space. At one end of the room, to either side, is a set of laminated work surfaces, all with over and under counter

cupboards and drawers that provide plenty of work and storage space. A uPVC double glazed door provides access to the rear of the property. With an integrated hob, integrated oven, stainless steel extractor hood, uPVC double glazed window to the rear elevation, tiled floor, tiled splashbacks, ceiling inset spotlights, stainless steel sink, stainless steel mixer tap, space for a fridge freezer, plumbing for a washing machine and double radiator.

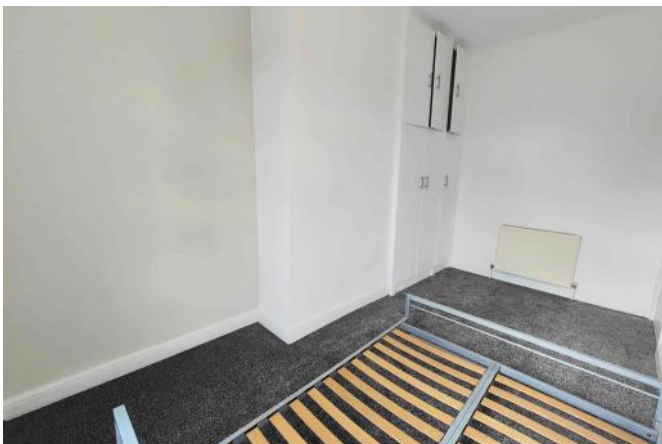
From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor and central light fitting.

From the landing wooden doors open into

BEDROOM 1



A spacious master bedroom that offers plenty for space for a double bed along with additional furniture. A set of fitted wardrobes provides additional storage space. With a carpeted floor, uPVC double glazed window, central light fitting and double radiator.

BEDROOM 2



Another good sized bedroom, again offering space for a double bed and featuring a set of fitted wardrobes. With a carpeted floor, uPVC double glazed window, central light fitting and double radiator.

BATHROOM



A well laid out house bathroom that makes excellent use of the space on offer. With a corner panel bath, over bath electric shower, glass splash guard, ½ pedestal washbasin, close coupled toilet, airing cupboard, single radiator, central light fitting, uPVC double glazed window to the front elevation, vinyl floor and tiled splashbacks.

From the kitchen a wooden door opens onto stone steps that lead down to the

CELLAR

A vaulted cellar offering additional storage space. With a central light fitting, stone floor and coal store.

PARKING



There is on street parking to the front and rear of the property.



GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

TO VIEW

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

LOCATION

What3words: ///frogs.gave.blows

Google Plus Code: P649+R6R Brighthouse

For sat nav users the postcode is: HD6 1TP



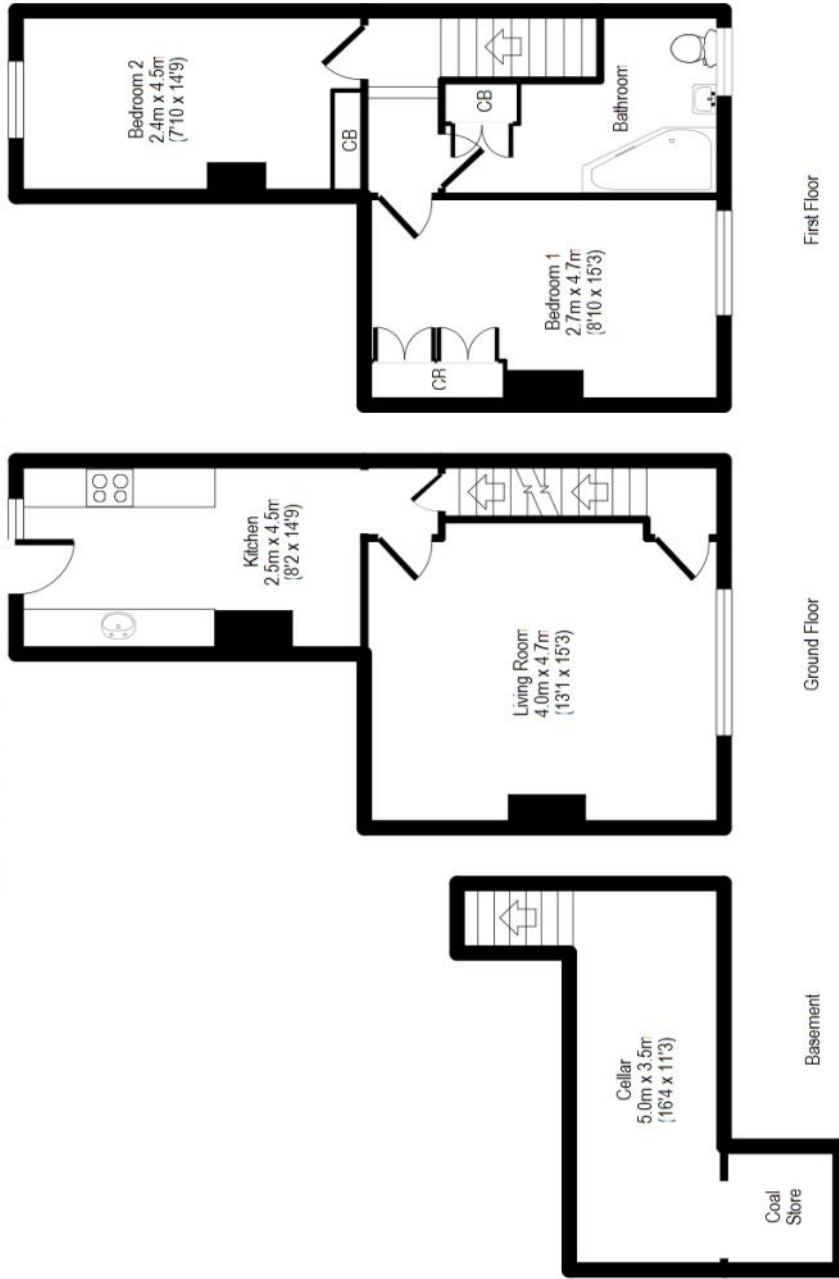
MORTGAGE ADVICE

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.

DISCLAIMER

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APPROX GROSS INTERNAL FLOOR AREA: 82 sq. m / 877 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.

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