

# MARSH & MARSH PROPERTIES

33 Maryville, Hove Edge, HD6 2NU

£250,000



Situated on a quiet residential street, in a highly sought after location in Brighouse, on the outskirts of Hove Edge, is this two bedroomed chalet-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 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 and front forecourt offering parking for 3+ cars.

Internally the property will continue to impress with its well thought out layout offering a surprising amount of space. The house is offered in a well presented condition throughout, light and bright and offers the ideal opportunity for someone to put their own stamp onto the property. With a spacious living room, well laid out kitchen, open hallway, ground floor master bedroom, ground floor bathroom, rear porch, large second bedroom in the roof space and en-suite. This is a special property that has a warm and welcoming feeling from the moment you step inside.

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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 in 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 uPVC double glazed door opens into the

### **PORCH**

A highly useful addition to the property providing a barrier from the external to the internal aspects. With a vinyl floor, uPVC double glazed window and wall mounted 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. The hallway also offers space for a dining table to one side as shown in the photos. With a carpeted floor, double glazed window to the side elevation, double radiator, two single radiators, wall mounted light fittings, two central light

fittings and under stairs storage cupboard.

From the hallway wooden doors open into the

### **LIVING ROOM**



A spacious living room with 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 marble hearth with a wooden mantelpiece, offers an ideal central feature for the whole room. With a carpeted floor, central light fitting, cornice to ceiling, single 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 dual oven, plumbing for a

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

## BEDROOM 1



A generous master bedroom with ample space for a double bed along with additional furniture. The bedroom benefits from a charming view of the rear garden from its uPVC double glazed window. With a carpeted floor, cornice to ceiling, central light fitting and single radiator.

## BATHROOM

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



From the hallway carpeted stairs lead up to a wooden door that opens into

## BEDROOM 2



A very large, long and spacious second bedroom that offers a large amount of space throughout. There are two fitted wardrobes to either side of the room (one being a rather large and deep

space) offering plenty of storage space. The room is bathed in natural light owing to Velux windows to the front and rear elevations with a uPVC double glazed window to the side elevation. With a wooden floor, two central light fittings and a double radiator.



From the rear of bedroom 2 a wooden door opens into its

## EN-SUITE



A well laid out en-suite shower room that makes excellent use of the space on offer. With a corner shower cubicle, vanity inset washbasin, low flush toilet, single radiator, Velux window, splashback tiling and carpeted floor.

## GARDENS



To the front of the property is a raised shrub garden that is a charming frontage to the property and enhances kerb appeal. The front garden enhances the privacy of the property.



To the rear of the property are the enclosed and private lawned gardens offering the ideal place to sit out and relax. The garden has surrounding shrubs and trees creating a well presented setting.

#### **PARKING**

The property offers a front forecourt with space for two cars, with additional space on the driveway that runs down the side of the house.

#### **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.

#### **LOCATION**

What3words: [///best.songs.units](https://www.what3words.com/#!/best.songs.units)

Google Plus Code: P673+Q87 Brighthouse

For sat nav users the postcode is: HD6 2NU

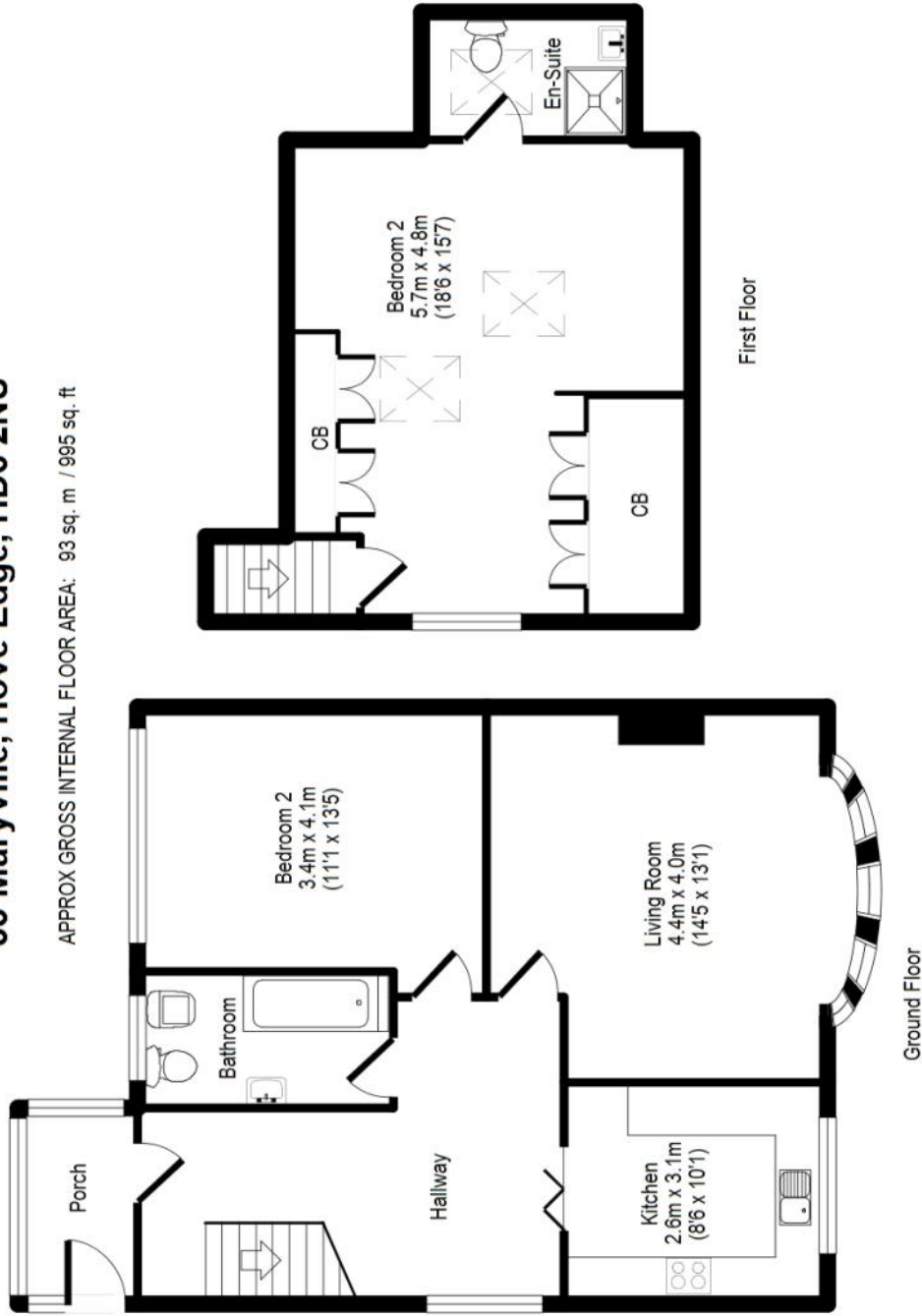
#### **MORTGAGE ADVICE**

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.

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APPROX GROSS INTERNAL FLOOR AREA: 93 sq. m / 995 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.

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