

MARSH & MARSH PROPERTIES

71 Green Lane, Hove Edge, HD6 2PP

£159,950



This two bedroomed, terraced, property is located in the highly sought after Hove Edge and will be the ideal home for any first-time buyer or property investor looking for a house that you can put your own stamp onto. The property is offered with the added advantage of NO CHAIN and features a long patio garden, to the front elevation, that creates a charming kerb appeal. To the rear is a sizable and long garden that benefits from a south facing orientation creating a real sun trap. Parking for the property is currently on street, however the front garden could potentially be used as a driveway if reconfigured as such.

Internally the property has a fantastic amount of potential for someone to put their own stamp into this home and create something special. With its welcoming living room, charmingly presented kitchen, two double bedrooms and a house shower room.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

The property has good transport links to local and wider areas, with easy access to Brighouse, Hipperholme and Halifax. Also, due to the good access onto the M62 motorway, there are fast routes to Leeds, Bradford and Manchester. In addition, the property has easy access to Brighouse bus and train stations, providing regional connections. There are also good primary and secondary schools both within short walking distance of the property.

Owing to the numerous fantastic features on offer, including its sought-after location, south facing rear garden and fantastic potential throughout, all with the added bonus of NO CHAIN, an appointment to view is essential.

From the front of the property a uPVC double glazed door opens into the

HALLWAY

With a carpeted floor and a wooden door that opens leading into the

LIVING ROOM



A well-presented and welcoming living room that offers a charming place to sit back and relax along

with ample space for a three piece suite. A central electric fireplace, on a granite hearth and with granite mantelpiece, offers the ideal central feature for the whole room. With its carpeted floor, uPVC double glazed window to the front elevation, double radiator, central light fitting and television access point.



From the living room a wooden door opens into the

KITCHEN



A well-presented kitchen that makes excellent use of the space on offer to create a highly functional room. Laminated work surfaces to two sides in an "L" shape offers the ideal work space. A

composite door, to the rear elevation, offers easy access to the rear gardens. The room also receives plenty of natural light owing to the uPVC double glazed window overlooking the garden. With a fitted oven, under stairs storage cupboard, plumbing for a washing machine, central strip light, creel, space for a fridge/freezer, double radiator and a stainless steel sink with stainless steel mixer tap.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, central light fitting and loft access hatch.

From the landing wooden doors open into

BEDROOM 1



A spacious master bedroom that offers ample space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation, cornice to ceiling and double radiator.



BEDROOM 2



A good sized second bedroom that benefits from views overlooking the rear garden from its uPVC double glazed window. With a carpeted floor, central light fitting and double radiator.

SHOWER ROOM

A wet room style shower room featuring a shower area, shower seat, ½ pedestal washbasin, close coupled toilet, vinyl wet room style flooring, tiled walls, frosted uPVC double glazed window to the rear elevation, double radiator, central light fitting and extractor fan.



leads to a long flagged pathway with shrub to one side and a pebbled garden to the other. At the far end of the garden is a further patio seating area with a shed to one side offering additional storage.



GARDENS



To the front of the property is a fully enclosed patio and shrub garden that certainly enhances the kerb appeal, with wooden fence to either side and with a drystone wall to the front elevation. There is a flagged pathway, to one side, that leads up to the front door. The garden could possibly be utilised as a parking space depending on altering the garden area.



One of the defining features of the property is the delightful, long and spacious, south facing, rear garden; the perfect place to sit out and relax, entertain or have a barbeque. From the edge of the property is a flagged patio seating area that





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.

PARKING

Currently there is on street parking.

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: [///into.guard.deal](https://www.what3words.com/into.guard.deal)

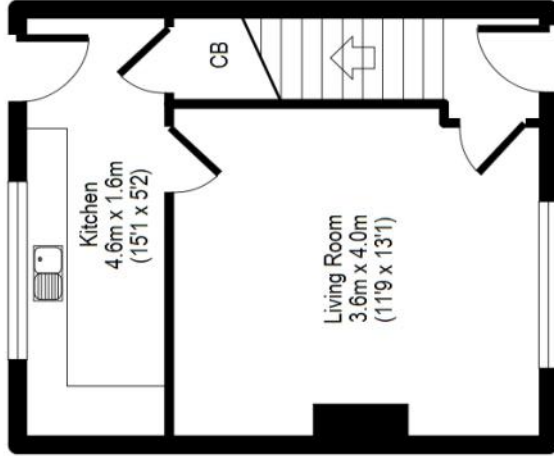
Google Plus Code: P58X+6FF Brighthouse

For sat nav users the postcode is: HD6 2PP

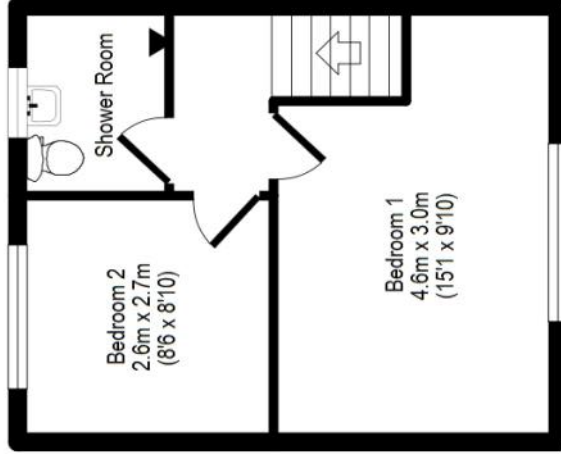
MORTGAGE ADVICE

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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Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 52 sq. m / 559 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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