

MARSH & MARSH PROPERTIES

775 Huddersfield Road, Wyke, BD12 8LJ

£229,950



Nestled away in a charming location, benefitting from valley views to the rear, is this two bedroomed, terraced, property. A real hidden delight that will impress from the moment you arrive at the property. Ideal for a first time buyer, professional couple or anyone looking for that special something. The property features a beautifully presented and landscaped garden, to the rear elevation, benefitting from a south facing orientation; a real sun trap. To the front of the property is private parking for a car with the added benefit of a single garage offering additional secure parking.

If the external aspect to the property is impressive, then the internal will certainly blow you away. Offered in immaculate condition and, therefore, presenting the opportunity for a prospective buyer to move in with little to no work required. The house has a modern decor and style that is perfectly in keeping with the property. With its large, open and spacious living room (overlooking the rear gardens), beautifully presented dining kitchen, two bedrooms (both with fitted cupboards), beautifully presented shower room, loft/occasional bedroom (offering space for a double bed along with additional furniture) and a storage cellar. Just step inside and you will immediately see the fantastic opportunity on offer.

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This property benefits from being within a short commute of a local outstanding primary school and good secondary schools. There are also excellent transport links to the surrounding area with Bradford being just a short 10 minute drive away, as well as quick access onto the M62 motorway offering links to Leeds and Manchester. Also, with access to either Bradford or Brighouse train stations, both with cross Pennine connections and the Grand Central train service to London.

With everything this property has to offer, with its south facing garden, immaculate internals and well-connected location, an appointment to view is essential in order to fully appreciate this fantastic opportunity.

From the front of the property a composite door opens into the

DINING KITCHEN



A fantastic reception into the property, the dining kitchen offers the ideal communal space that suits either family dinners or entertaining. The kitchen is light and bright owing to a central light fitting, under cupboard lighting and a uPVC double glazed

window to the front elevation. A corner cupboard offers ample additional storage space for coats and shoes, whilst also offering access to the cellar. The kitchen has laminated work surfaces to three walls, all with over or under counter cupboards and drawers. There is space to the centre of the room for a family dining table. With an integrated oven, integrated hob, stainless steel extractor hood, plumbing for a washing machine, space for a fridge, space for a freezer and a stainless steel sink with stainless steel mixer tap.



From the kitchen a wooden door opens onto a short hallway with a second wooden door opening into the

LIVING ROOM





The real pièce de résistance of the property is the extended living room. This large, warm and welcoming space will certainly delight and impress from the moment you step inside. Your eyes are immediately drawn to the far end where a set of

uPVC double glazed French doors open directly out into the south facing garden that provides the perfect outlook for the room. You then begin to notice all the other fantastic features this room has to offer, like its wood burning stove, on a stone hearth and with a wooden mantelpiece, offering the ideal central feature for the whole room. The room is light and bright owing to two uPVC double glazed doors either side of the French doors and two Velux windows that bathe the space in natural light. With a solid wood floor, central light fitting, ceiling inset spotlights, two single radiators and a television access point.



From the short hallway a series of carpeted stairs lead up to the

LANDING

With a carpeted floor, double radiator and two central light fittings.

From the landing wooden doors open into

BEDROOM 1



A large and spacious master bedroom that offers plenty of space for a king sized bed along with additional bedroom furniture. This room boasts two fitted cupboards that offer a large amount of

additional storage space. With a uPVC double glazed window to the front elevation, carpeted floor, central light fitting and a double radiator.

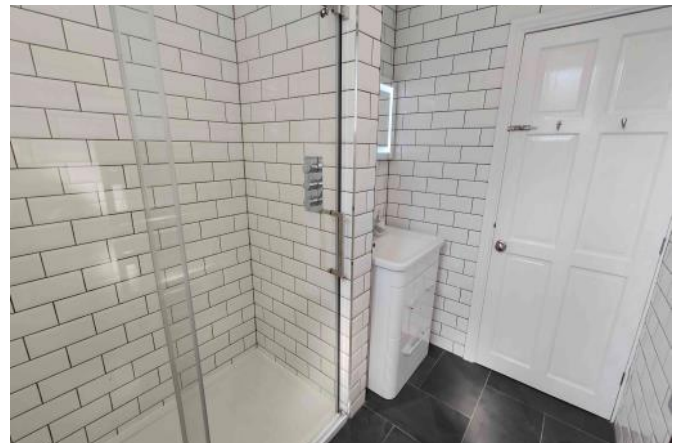


BEDROOM 2



A perfect space for a guest room, child's bedroom or even a work from home office, with views overlooking the rear garden from its uPVC double glazed window. Bedroom two also benefits from a fitted cupboard for additional storage space. With a carpeted floor, central light fitting and single radiator.

SHOWER ROOM



The house shower room is immaculately presented and well laid out to maximise the use of the space on offer. The large glass panel shower cubicle has an overhead rainfall shower with a multitude of settings. With a vanity inset washbasin, close coupled toilet, tiled floor, white brick style tiled walls, ceiling inset spotlights, frosted uPVC double glazed window to the rear elevation and extractor fan.

From the landing a set of paddle stairs lead up to the

OCCASIONAL BEDROOM

A perfect addition to the property offering a highly usable space, either as additional storage or as an occasional bedroom. With a carpeted floor, central omni-directional ceiling spotlights, Velux window and a beamed ceiling.



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

CELLAR

Another ideal addition to the property offering additional storage space. With a tiled floor, central light fitting and numerous power outlets.

GARDENS



To the rear of the property are the beautifully presented south facing gardens. Benefitting from a charming outlook across the valley. You access the garden from the living room French doors and step out onto a spacious decked area that

provides plenty of space for a seating area; perfect for a barbeque.

From the decked area wooden steps lead down to a charming lawned garden, surrounded by flowerbeds and with a central small tree that creates a beautiful backdrop. From the edge of the lawn a flagged pathway leads to a greenhouse, perfect for anyone with green fingers.



At the very far end of the garden is a wood chip section with a number of vegetable planters and a corner shed offering further growing space. The whole garden is bordered by wooden fence creating a secure and enclosed area. Once you step into this garden, especially on a beautiful day, you will immediately fall in love.



garage offering either additional storage space or an additional secure parking space.



There is also additional 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 and gas central heating.



PARKING & GARAGE



To the front of the property there is off street parking for a car. Opposite the property is a single

TO VIEW

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

LOCATION

What3words: [///assist.waddle.soap](https://www.what3words.com/assist.waddle.soap)

Google Plus Code: P6MF+W99 Bradford

For sat nav users the postcode is: BD12 8LJ



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: 106 sq. m / 1139 sq. ft



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

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