

MARSH & MARSH PROPERTIES

Flat 27, Sugden Close, Rastrick, HD6 3EQ

£95,000



Flat 27 offers an exciting opportunity for any first time buyer or property investor that is looking for that special something. This one bedroomed apartment is situated on a quiet and well regarded cul-de-sac in Rastrick and is offered with the added benefit of NO CHAIN. The apartment is neatly tucked away and accessed from a private door and benefits from an external storage cupboard by the front door. The property benefits from allocated parking space for two cars, to the rear of the building, in a wood panelled parking forecourt. The property is well presented and has a charming frontage, creating a warm first impression

Internally the apartment has been well presented, offering a homely feel from the moment you step inside and offered with a charming decor offering the opportunity to move in with little work required. The house has numerous storage cupboards and access to a boarded storage loft offering additional storage space. With a well-presented living room, neat and tidy kitchen and double bedroom featuring an en-suite style house bathroom. If you are looking for an easy to maintain property this will certainly be of special interest.

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

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This property benefits from being within the catchment areas of outstanding primary and good secondary schools and has outstanding transport connections with the M62 just a quick 5 minutes' drive away to either junction 24 or 25 offering direct routes to the cities of Leeds, Manchester and Bradford. Brighouse town centre is a short walk away providing access to its excellent shops and services. Brighouse train station is well connected and provides outstanding links to local towns and cities, including access to the Grand Central train service.

Owing to the whole host of features on offer with this well presented apartment, all offered with the added benefit of NO CHAIN, an appointment to view is essential.

From the underpass a modern composite door opens onto the

ENTRANCE HALLWAY

The entrance is a charming reception to the property and offers additional storage space, ideal for coats and shoes, with a cupboard to one side. With wood laminate flooring, central light fitting and single radiator.

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

LIVING ROOM



A charming and well-presented living room that offers the ideal layout to create a warm and welcoming space to sit back and relax. The living room is well illuminated via numerous ceiling inset spotlights in addition to a central light fitting and two uPVC double glazed windows to the front elevation. With a carpeted floor, cornice to

ceiling, double radiator and television access point.



From the living room an opening leads into the

KITCHEN



A well-laid out kitchen that creates a perfect, highly functional space. A "U" shaped set of laminated work surfaces, all with over and under counter cupboards, offers plenty of work space and storage. With an integrated hob, integrated oven, extractor hood, plumbing for a washing machine, space for a fridge/freezer, splashback tiling, wood laminate flooring, suspended spotlights and a 1 ½ sink with stainless steel mixer tap.



A spacious double bedroom that offers ample space for a double bed with additional furniture. Two fitted cupboards (one being an airing cupboard), to one side of the room, offers ample additional storage space. With a carpeted floor, central light fitting, starlight spotlights, single radiator and a uPVC double glazed window to the rear elevation.

From the bedroom a wooden door opens into the

From the living room a wooden door opens into the

BEDROOM



A well-presented house bathroom that makes excellent use of the space on offer. With a panel bath, low flush toilet, pedestal washbasin, single radiator, frosted uPVC double glazed window to the front elevation, splashback tiling, vinyl flooring, ceiling inset spotlights and extractor fan.

From the living room a pull down ladder provides access to the



BOARDED LOFT

The boarded loft offers an ideal place for additional storage.



EXTERNAL STORAGE CUPBOARD

Located under the main stairwell and accessed via a lockable wooden door the storage cupboard offers an excellent additional storage space, ideal for bikes etc. The storage cupboard is fitted with wooden shelving to maximise the use of the space on offer.

PARKING

The property benefits from two allocated parking spaces in the boarded parking forecourt to the

rear of the property.



LEASE INFORMATION

We have been informed that the property pays approximately £141.43 pcm service charge. The lease on the property is approximately 989 years.

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: ///feast.taking.tester

Google Plus Code: M6V8+M34 Brighthouse

For sat nav users the postcode is: HD6 3EQ

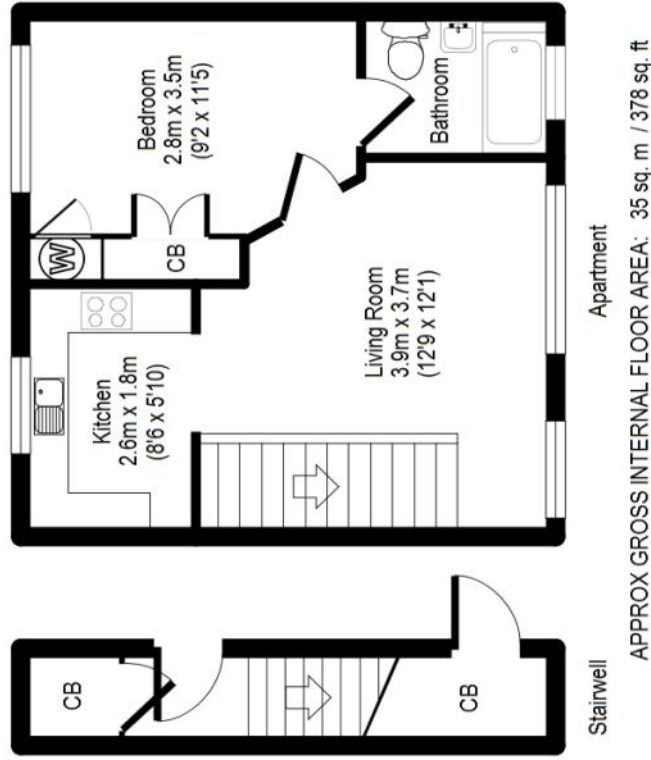
MORTGAGE ADVICE

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.

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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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