

MARSH & MARSH PROPERTIES

216 Halifax Road, Hove Edge, HD6 2QG

£179,500



If you are looking for a unique, bijou and beautifully presented cottage style bungalow, situated in the highly sought after Hove Edge village, this will be the house for you. The property features two bedrooms and is on the end of a row of terraces; offered with the added advantage of NO CHAIN. Its charming presentation and frontage creates an exciting and rare opportunity that will suit any first time buyer or downsizing couple. The house features a long and low-maintenance pebbled garden with an assortment of shrub and trees that creates a fantastic kerb appeal and enhances the privacy of the property. To the rear is a second patio garden. The house also benefits from a private garage and hard standing parking to the rear elevation.

Internally the property is beautifully presented throughout, in good condition, offering the opportunity for someone to move in with little to no work required. Its modern and neutral décor creates a welcoming atmosphere from the moment you step inside. With its spacious and bright living room, well-appointed kitchen, two double bedrooms, well-laid out house shower room and utility cupboard.

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

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Benefitting from a well-connected position, with Brighouse town centre just a 20 minute walk away. There are also excellent country walks within a couple of minutes' walk onto Sutcliffe Wood Lane. The property is only a 6 minute drive from the M62 motorway offering excellent transport links to the major cities of Leeds, Huddersfield, Manchester and Bradford. Brighouse town centre offers a range of shops and services, well serviced bus and train stations - including access to the Grand Central train service. The property is also within the catchment areas of the local good primary and secondary schools.

An opportunity such as this rarely becomes available on the open market, especially offered with the added benefit of NO CHAIN and for such a realistic asking price. Therefore, an appointment to view is essential.

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

PORCH

With a tiled floor and glazed windows to three sides the porch presents a charming reception to the property and also provides a barrier from the external aspect to the internal.

From the porch a wooden door, with feature transom window, opens into the

LIVING ROOM



The light, bright and welcoming living room creates a charming communal space for the property that provides plenty of seating space. The living room has a feature fireplace setting, with frosted glass panel cupboards into the alcove, that has been decorated to create a feature wall

to one side. With a wood laminate floor, central light fitting, cornice to ceiling, central ceiling rose, uPVC double glazed window to the front elevation, single radiator, double radiator and television access point.



From the living room a bi-folding door opens into the

BREAKFAST KITCHEN

A well-presented kitchen that has laminated work surfaces to two walls all with over and under counter cupboards and drawers. The kitchen has plenty of space for a small dining table to one side of the room. With an integrated hob, stainless steel extractor hood, integrated oven, splashback

tiling, vinyl flooring, uPVC double glazed window to the front elevation, two central strip lights, roof mounted creel, space for a fridge, space for a freezer and a 1 ½ sink with stainless steel mixer tap.



From the living room a wooden door opens into

BEDROOM 1



A spacious main bedroom that offers ample space for a double bed. The bed is surrounded by integrated cupboards that presents ample additional storage space. With a wood laminate flooring, uPVC double glazed window to the rear elevation, central light fitting, cornice to ceiling and a double radiator.



From the living room a wooden door opens into the

HALLWAY

With a carpeted floor, two central light fittings, single radiator and a uPVC double glazed door that opens to the rear elevation.

From the hallway wooden doors open into

BEDROOM 2



A generous second bedroom, again offering space for a double bed along with additional furniture. With a carpeted floor, central light fitting, single radiator and cornice to ceiling.



the side elevation, vinyl floor and central light fitting.



SHOWER ROOM



GARDENS



To the front of the property are beautifully presented and low-maintenance gardens. Surrounded by stone wall and featuring a flowerbed to the far end, pebbled areas and adorned with shrub bush and tree that creates an ideal kerb appeal to the property as well as increasing privacy due to its set-back nature.



A neatly laid out shower room that makes excellent use of the space on offer. With a large shower cubicle, vanity inset washbasin, close coupled toilet, vertical radiator, frosted uPVC double glazed window to the side elevation, central light fitting, vinyl floor and tiled splashbacks.

From the hallway a bi-folding door opens into the

UTILITY CUPBOARD

A highly useful addition to the property presenting additional storage space. With plumbing for a washing machine, uPVC double glazed window to



To the rear of the property is an enclosed brick paved patio garden. By the rear door is a short second patio area.



LOCATION

What3words: ///doctor.basis.shall

Google Plus Code: P672+F5V Brighthouse

For sat nav users the postcode is: HD6 2QG

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.

PARKING



To the rear of the property is a single garage offering parking for a car. To the side of the garage is hard standing parking for an additional car.

GENERAL

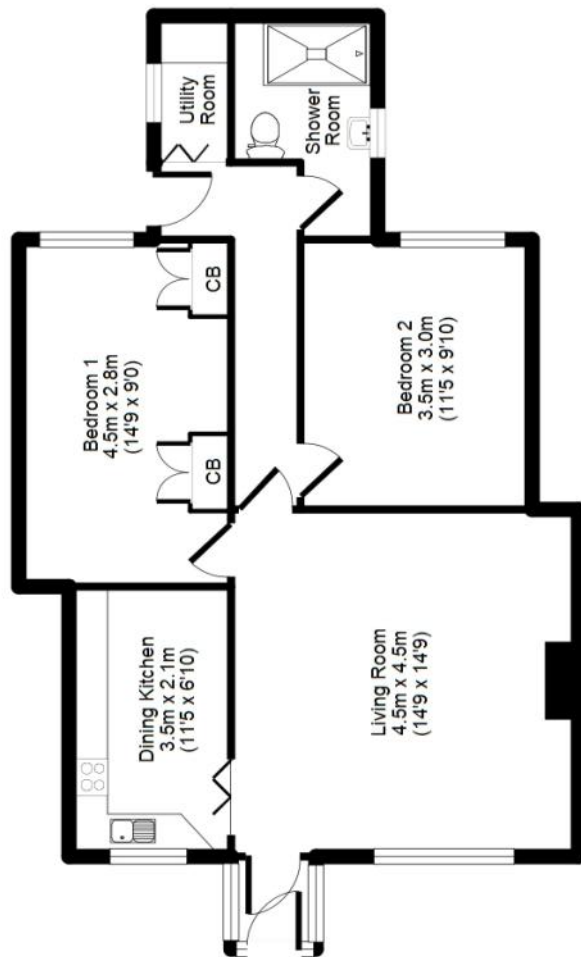


The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

TO VIEW

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

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APPROX GROSS INTERNAL FLOOR AREA: 63 sq. m / 681 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.

(c) Marsh & Marsh Properties

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