

MARSH & MARSH PROPERTIES

14 Smith House Drive, Brighouse, HD6 2JT

£110,000



Positioned on a cul-de-sac in Brighouse is this charming, two bedroomed, end of terraced property, offered with the added benefit of being NO CHAIN. This is the ideal property for any first time buyer, property investor or anyone looking for something that they can make their own. The property features a well-maintained front garden that certainly enhances the kerb appeal. The front garden borders the raised brick paved driveway offering private parking for up to two cars. To the rear of the property are the large, multi-tier, patio, lawn and shrub gardens, fully enclosed and offering the ideal place to sit back and relax being a real sun trap.

Internally the property offers a fantastic potential to make this house your own, requiring some modernisation, this will make the ideal starter home for a young couple or small family. The house has an element of charm that you will notice from the moment you step inside. With its well-laid out dining kitchen, cosy living room, two double bedrooms and a house bathroom.

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The property is situated on the outskirts of Brighouse, in a well-connected residential area, that also benefits from being within the catchment areas of the local outstanding and good schools, all within easy commute. Brighouse train station offers fantastic rail connections, including access to the Grand Central train service. There are also regular bus services that stop close by providing access to the local towns and beyond. The house is just a short 10 minute drive from junction 25 of the M62 that offers quick and easy access to the major cities of Leeds, Manchester and Bradford.

With everything this property has to offer, including the spacious rear garden, private parking and ability to make this house truly your own, all offered with the added advantage of being NO CHAIN, an appointment to view is essential.

From the side of the property a wooden door opens into the

DINING KITCHEN



A charming family dining kitchen that makes excellent use of the space on offer. The kitchen has laminated work surfaces, to three sides, all

with over and under counter cupboards, offering storage space. An under stairs cupboard offers plenty of additional storage space and would make the ideal pantry. With a corner cooker unit, extractor hood, double radiator, plumbing for a washing machine, splashback tiling, vinyl flooring, two uPVC double glazed windows overlooking the rear gardens, two central light fittings, space for a fridge freezer and a stainless steel sink with a stainless steel mixer tap.



From the dining kitchen a wooden door opens into the

LIVING ROOM



A rather charming living room that has been

lovingly presented and decorated with a feature wall to one side. The living room has ample space for a suite along with additional furniture. With a uPVC double glazed window to the front elevation, carpeted floor, central light fitting, single radiator and a television access point.



From the living room a wooden door opens into the

HALLWAY

The hallway offers a secondary access route into the property, via its wooden door. With a carpeted floor, central light fitting and with wall mounted coat hooks.

From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, uPVC double glazed window to the side elevation and a central light fitting,

From the landing wooden doors open into

BEDROOM 1



A generous master bedroom that offers more than ample space for a double bed along with

additional bedroom furniture. The room is bathed in natural light owing to the two uPVC double glazed windows to the front elevation. With a single radiator, central light fitting and carpeted floor.



BEDROOM 2



Another good sized bedroom, again offering space for a double bed. This room overlooks the garden, to the rear elevation, from its uPVC double glazed window. With a carpeted floor, single radiator and central light fitting.

BATHROOM



A well laid out house bathroom that makes excellent use of the space on offer to provide a full bathroom suite. With a large corner panel bath, corner shower cubicle, close coupled toilet, vanity inset washbasin, frosted uPVC double glazed window to the rear elevation, stainless steel towel radiator, central light fitting, vinyl floor, splashback tiling and an extractor fan.

GARDENS



To the front elevation is a charming artificial lawn garden, with fence surround and bordering the front pathway. Not only does this space create a welcoming first impression, but it also enhances the kerb appeal of the property.



To the rear of the property is a surprisingly large and generous low-maintenance garden. From the edge of the property is a patio seating area, ideal to sit back and relax or for a barbeque. The garden is a multi-tier space with multiple patio areas, lawn and shrubbery. At the far end of the garden is a wooden storage shed. The rear garden is fully enclosed with a wooden fence and leads to the front elevation via a flagged pathway.



PARKING



To the front elevation is a raised brick paved driveway that offers private parking for up to two cars.

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.

DIRECTIONS

What3words: [///bought.farms.daisy](#)

Google Plus Code: P687+R2C Brighthouse

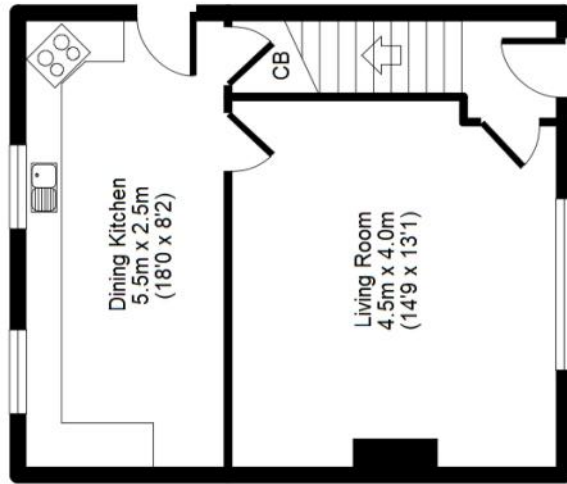
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MORTGAGE ADVICE

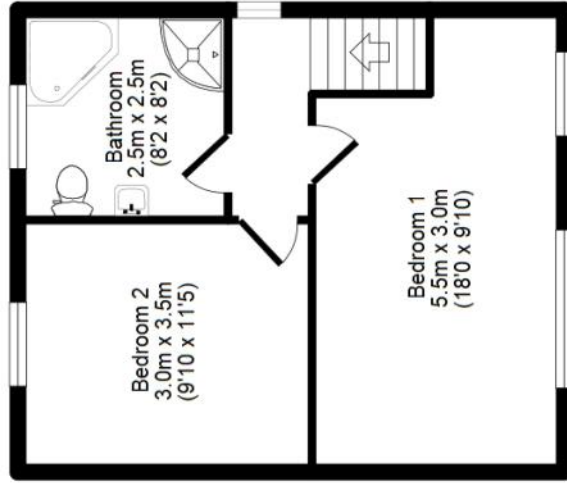
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 72 sq. m / 769 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. All images and dimensions are not intended to form part any contract or warranty.

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