

# MARSH & MARSH PROPERTIES

*25 Mayfield Grove, Bailiff Bridge, HD6 4EE*

*£235,000*



If you are a first time buyer, growing family or someone looking for that welcoming and inviting property, this will be something that should catch your eye. Situated on the outskirts of Bailiff Bridge village, on the quiet and well regarded Mayfield Grove is this three bedroomed, end-of-terrace, property. The property offers a generous amount of parking, to the front elevation, with driveway parking for up to three cars, with an additional secure parking space in the garage to the rear of the driveway. A front flowerbed garden borders the driveway that enhances the kerb appeal of the property. To the rear is a private and well-maintained lawned and pebbled garden that offers an ideal place to sit back and relax.

Internally the property is offered in a modern style and décor throughout, all in a good condition, offering the potential for any prospective buyer to move in with little to no work required. With its well-presented and inviting living room, well-appointed dining kitchen, rear sun room offering an ideal vantage of the rear garden, three bedrooms (two with ample space for a double bed) and house bathroom.

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This property benefits from excellent transport connections to the local area in addition to having plenty of small local shops within walking distance. Brighouse train station is just a short drive away, offering cross Pennine connections and access to the Grand Central train service to London, as well as the M62 motorway being a quick 5-minute drive providing easy access to the major cities of Leeds, Manchester and Bradford. The property is also within the catchment area of both good primary and secondary schools.

Owing to the charming location of this property, its modern internals and realistic asking price, an appointment to view is essential in order to fully appreciate this warm and welcoming home.

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

#### HALLWAY



A smart entrance hallway that offers the ideal reception from the moment you step inside the property. With a matted front entrance, parquet style wooden floor, wall mounted coat hooks, ceiling inset spotlights, under stairs storage cupboard and a single radiator.

From the hallway a wooden door opens into the

#### LIVING ROOM



A beautifully presented living room that offers an ideal family communal space. There is plenty of room for a three piece suite along with additional furniture. A gas fire, on a tiled hearth and with a wooden mantelpiece, offers a charming central focal point for the whole room. With a uPVC double glazed window to the front elevation, carpeted floor, central light fitting, cornice to ceiling, double radiator and a television access point.

From the hallway a wooden door opens into the



## DINING KITCHEN



A beautifully presented dining kitchen; a well illuminated space owing to the numerous ceiling

inset spotlights. A uPVC double glazed window, to the rear elevation, offers natural light as well as the uPVC double glazed window that looks into the sun room. There is ample space to one side of the room for a family dining table. A "U" shaped set of laminated work surfaces provides plenty of work space, all with over or under counter cupboards and drawers. With an integrated oven, integrated hob, stainless steel extractor hood, single radiator, plumbing for a washing machine, splashback tiling, wooden parquet style flooring, space for a fridge freezer and a 1 ½ stainless steel sink with a stainless steel mixer tap.

From the dining kitchen an opening leads into the

## SUN ROOM



A fantastic space to enjoy looking out into the garden and would be a perfect second reception room or reading room to get away, sit back and relax. With a panoramic set of uPVC double glazed windows, uPVC double glazed door to the rear elevation, ceiling inset spotlights, wooden parquet style flooring and a single radiator.

From the hallway carpeted stairs lead up to the



## LANDING



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

From the landing wooden doors open into

## BEDROOM 1



A spacious master bedroom that offers ample space for a king sized bed. The room features a set of fitted wardrobes and drawers providing plenty of additional storage space. With a central light fitting, carpeted floor, single radiator and uPVC double glazed window to the front elevation.



## BEDROOM 2

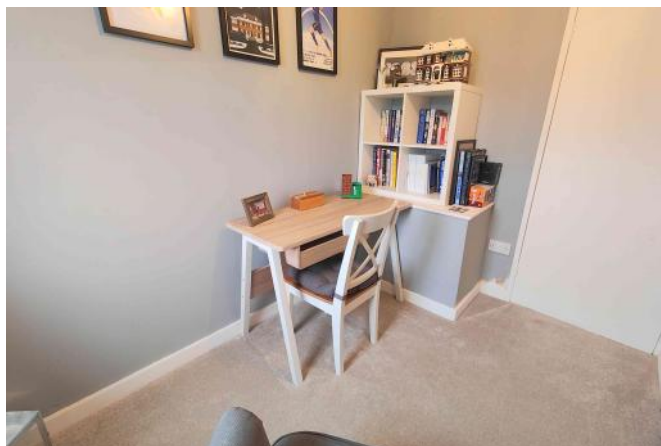


A generous second bedroom that again offers plenty of space for a double bed. With a carpeted



floor, central light fitting, single radiator and a uPVC double glazed window overlooking the rear garden.

### BEDROOM 3



The ideal space for a child's bedroom, guest room or even as a work from home office space. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and single radiator.

### BATHROOM



A beautifully presented house bathroom that makes excellent use of the space on offer to create a highly functional and stylish room. With a Victorian slipper style bath, over bath shower,

glass splash guard, pedestal washbasin, close coupled toilet, tiled splashbacks, tiled floor, single radiator, ceiling spotlights and extractor fan.

### GARDEN



To the edge of the property is a pebbled area offering ample space for a seating area and barbeque, ideal for entertaining or sitting out on an evening. To the edge of the pebbled area is a raised lawned space, with flowerbed border, offering a charming backdrop to the property. The garden is surrounded by a wooden picket fence, further enhancing the privacy of the garden.

### **GARAGE & PARKING**

To the front of the property is a tarmac driveway that offers plenty of space for up to three cars.

To the rear of the driveway there is an attached single garage that offers an additional secure parking space or ideal for storage. The garage has power, window to the rear elevation and wooden access door leading into the garden.

### **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.

The property benefits from a fitted electric car charging point.

### **TO VIEW**

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

### **LOCATION**

What3words: [///pushes.spends.builds](#)

Google Plus Code: [P6GF+XJG](#) Brighthouse

For sat nav users the postcode is: HD6 4EE

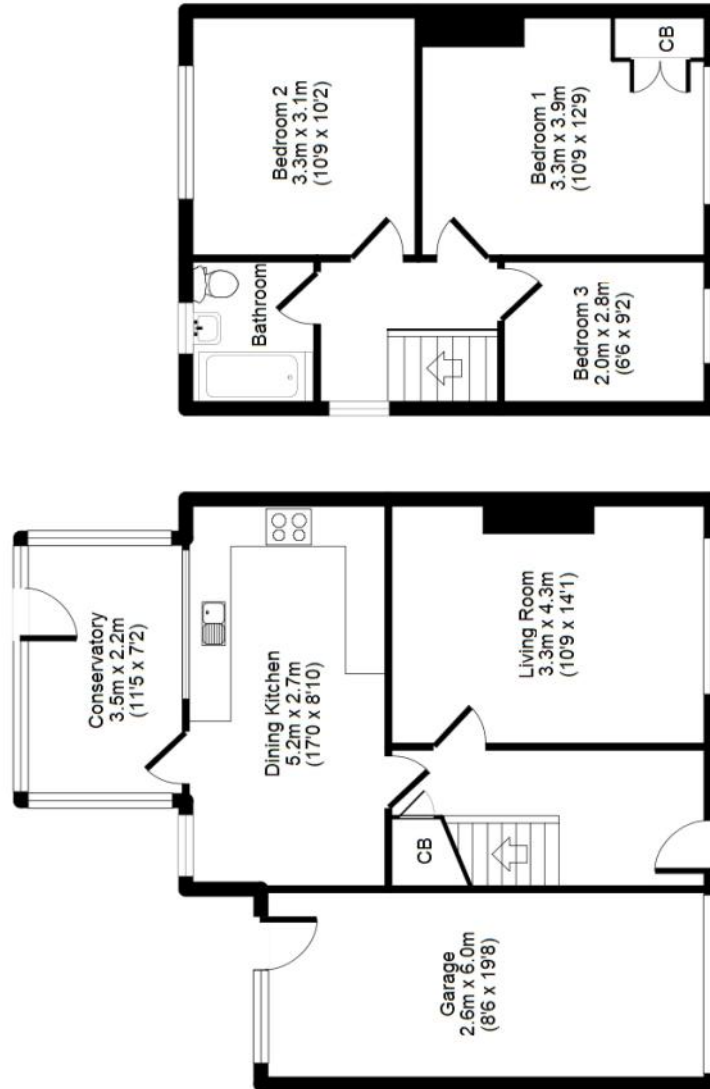
### **MORTGAGE ADVICE**

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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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.

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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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