

# MARSH & MARSH PROPERTIES

18 Rock Street, Brighouse, HD6 1TF

£275,000



**\*\*ATTENTION ALL YOUNG OR GROWING FAMILIES\*\*** This impressive and deceptively spacious five-bedroom end-townhouse home boasts spacious and versatile living, thoughtfully designed with modern comfort and style in mind. Situated just outside Brighouse town centre this property is within close proximity to many local amenities. There are also excellent transport links with Brighouse train station nearby and junction 25 of the M62 motorway just a few minutes' drive away. The property features three inviting reception rooms, including a tastefully decorated lounge with a cozy flame-effect gas fire, a contemporary dining room with garden access, and a practical workshop. The modern fitted kitchen boasts an array of wall and base units, integrated appliances, and elegant wooden French doors leading to the dining area. An integral garage, utility room, and useful storeroom enhance the home's functionality. Upstairs, five well-proportioned bedrooms provide ample space, complemented by a stylish bathroom with a freestanding bathtub and a separate modern shower room. Externally, a block-paved driveway accommodates two vehicles along with access to a tandem garage is to the front. There is a low-maintenance rear garden, complete with a pebbled area and wooden decking, which provides a pleasant outdoor retreat. An internal inspection is highly recommended to genuinely appreciate the individuality, size and charm this property has to offer.

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## ENTRANCE HALL



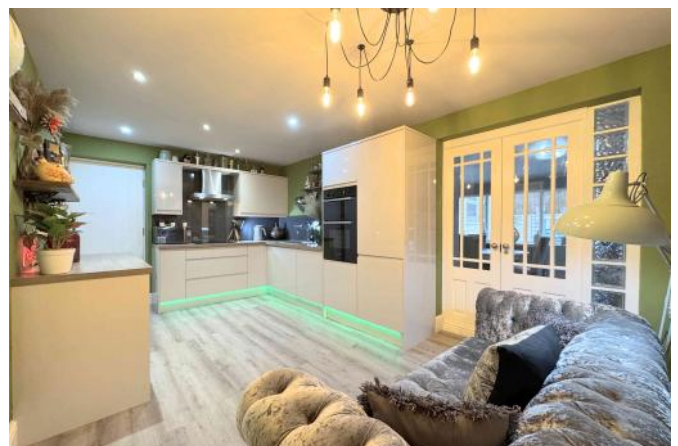
Entrance hall featuring a UPVC door and window, complemented by a modern tall radiator.

## LIVING ROOM 4.2 x 4.7m (13'9 x 15'3)



The lounge boasts wood-effect laminate flooring and tasteful decor throughout. A wall-mounted gas fire with a flame effect adds a cozy ambiance, while a UPVC window lets in natural light. The space is further complemented by a traditional radiator.

## DINING KITCHEN 5.2 x 3.1m (16'10 x 10'2)



The modern fitted kitchen features a wide range of wall and base units, including an inset sink with a chrome mixer tap. It is equipped with a built-in induction hob, extractor fan, and double oven with grill. The kitchen also includes an integrated dishwasher and tall fridge freezer. There is a traditional radiator and ceiling spotlights. Convenient under-the-stair storage offers extra



space, and wooden French doors lead to the dining room.



#### **DINING ROOM 4.2 x 3.5m (13'7 x 11'3)**



The dining room is enhanced by grey wood-effect laminate flooring and stylish, contemporary decor. A modern radiator keeps the space warm, and a UPVC window and door offer access to the rear garden, providing both light and outdoor connectivity.

#### **GARAGE 2.3 x 7.8m (7'6 x 25'5)**



The integral garage offers secure access into the kitchen and is equipped with power and lighting. It also features wall-mounted cabinets for additional storage space.

#### **STOREROOM 3.3 x 4.4m (10'9 x 14'5)**



The storeroom, equipped with power and lighting, houses the combination boiler, providing a



practical and organized space.

#### **UTILITY 2.8 x 2.4m (9'2 x 7'10)**



The utility room features modern fitted wall and base units, complete with a sink and mixer tap. It also offers space and plumbing for both a washing machine and dryer, providing a functional and convenient area.

#### **WORKSHOP 2.8 x 3.4m (9'2 x 11'1)**



The workshop is equipped with fitted cabinets for ample storage and features a white UPVC window and door, providing easy access to the rear garden.

#### **LANDING**



Stairs lead up from the entrance hall to the landing that provides loft access.

#### **BEDROOM ONE 3.2 x 4.3m (10'7 x 14'3)**



A spacious double bedroom with tasteful decor, featuring a traditional radiator and ceiling spotlights that add a touch of elegance. The room also includes a UPVC window for natural light and wood-effect laminate flooring for a modern, stylish finish.

#### **BEDROOM TWO 3.2 x 3.4m (10'7 x 11'1)**



A double bedroom with a traditional radiator, a UPVC window allowing natural light, and wood-effect laminate flooring that adds a modern yet warm touch to the space.



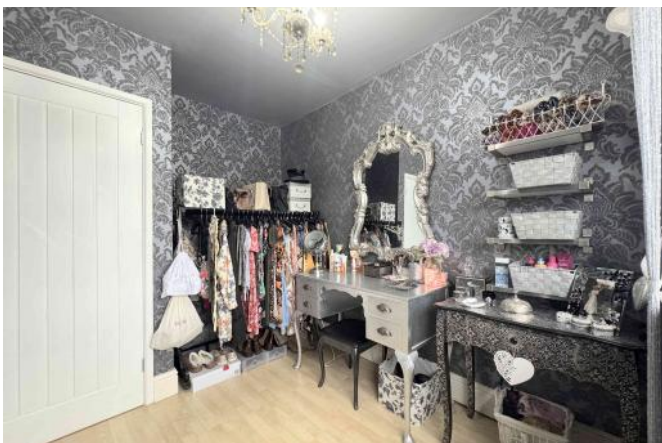


**BEDROOM THREE 2.6 x 3.0m (8'6 x 9'10)**



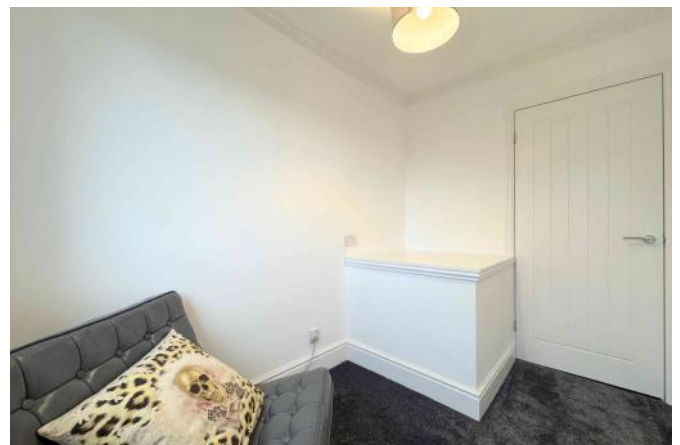
A double bedroom featuring a traditional radiator, a UPVC window that lets in plenty of light, and wood-effect flooring for a contemporary feel.

**BEDROOM FOUR 2.6 x 3.1m (8'6 x 10'1)**



A double bedroom with a traditional radiator and a UPVC window, offering natural light and a cozy atmosphere.

**BEDROOM FIVE 1.8 x 3.0m (5'10 x 9'10)**



A single bedroom with a traditional radiator and a UPVC window, providing warmth and natural light to the space.

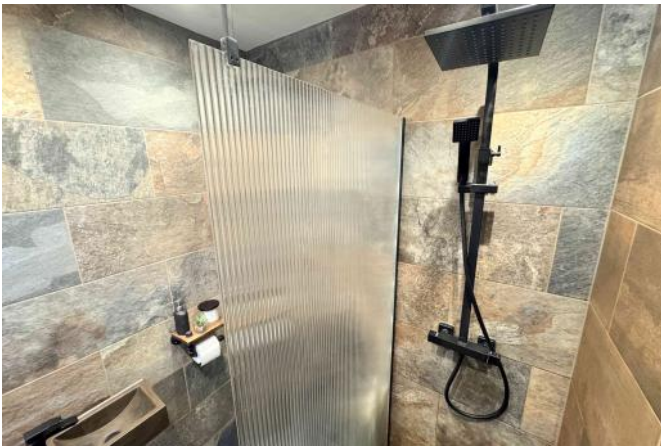
**BATHROOM**



A modern bathroom featuring a three-piece suite, including a large freestanding bathtub with a handheld showerhead, a low flush toilet, and a pedestal sink. The space also boasts a modern designer towel radiator, tasteful decor, and a UPVC window allowing natural light.



## SHOWER ROOM



A modern shower room with tiled floors and walls, featuring a walk-in shower cubicle with a glass shower screen, complete with both a rainfall and handheld power shower. The room also includes a low flush toilet, a wall-mounted wash basin, ceiling spotlights, under floor heating and an extractor fan for added convenience and ventilation.

## EXTERNAL



To the front, there is a block-paved driveway with space for up to two vehicles. At the rear, you will find an enclosed pebbled garden with a wooden decked area, offering a pleasant outdoor space.



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Ground Floor

APPROX GROSS INTERNAL FLOOR AREA: 162 sq. m / 1743 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. 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 of any contract or warranty.

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