

MARSH & MARSH PROPERTIES

28 Mary Street, Brighouse, HD6 2BT

£149,950



Situated in a tucked away residential street, in the heart of Brighouse, is this charming and well-presented two bedroomed, terraced, property. The perfect home for any first time buyer or young family or even ideal for a prospective landlord as an investment. This house has plenty to offer with its enclosed front, low-maintenance, garden that creates a well-received kerb appeal to the surprisingly spacious and beautifully finished rear garden offering the perfect place to sit back and relax. The house also offers plenty of on street parking to the front elevation.

When you step inside you will truly see the “WOW” factor. Being presented with a modern décor and style, offering any prospective buyer the opportunity to move in with little to no work required. With its stylish and spacious living room, well-appointed kitchen, two bedrooms, house bathroom and a half boarded loft that offers ample additional storage space. If you are looking for that warm and welcoming home this will certainly be the one for you.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

Brighouse town centre is just a quick 5 minute walk away, providing access to its outstanding shops, restaurants and services. The M62 is just a 5 minute drive away, providing excellent transport connections to Leeds, Bradford and Manchester. Brighouse train station is just a 10-minute walk, providing access to its cross Pennine links and the Grand Central train service. The property also benefits from being within the catchment area of good primary and secondary schools, both within a short walking distance. There are fantastic local shops and services in the vicinity and is just a stone's throw from the local park.

Owing to the fantastic features on offer with this property, including its well-presented internals, well connected location and fantastic rear garden, all for a realistic asking price, an appointment to view is essential.

From the front of the property a uPVC double glazed door opens into the

LIVING ROOM



A fantastic first impression as you step inside the property; the living room is a warm and welcoming space that has been beautifully

finished to create a stylish living area. The main feature that you will first notice is the wood burning stove, set on a stone hearth and with a feature wall chimney breast, that creates the ideal central focal point for the whole room. There is plenty of space for a three piece suite along with additional furniture. With a wood laminate floor, central light fitting, wall mounted light fittings, cornice to ceiling, double radiator and television access point.



From the living room a wooden door opens into a small hallway.

HALLWAY

A small hallway with wood laminate floor and a wooden door that opens into the

KITCHEN

Another beautifully presented space that is well laid out to create a highly functional kitchen. A set of laminated work surfaces to two walls, all with over and under counter cupboards, presents plenty of work space. A uPVC double glazed door, with transom window, opens to the rear elevation offering access to the rear garden. With an integrated hob, integrated oven, plumbing for a washing machine, space for a fridge/freezer, uPVC

double glazed window to the rear elevation, two central light fittings, wall mounted coat hooks, wood laminate floor, tiled splashbacks and a stainless steel sink with stainless steel tap.



wardrobes, to the alcoves, offering plenty of storage space. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and a double radiator.



From the hallway carpeted stairs lead up to the

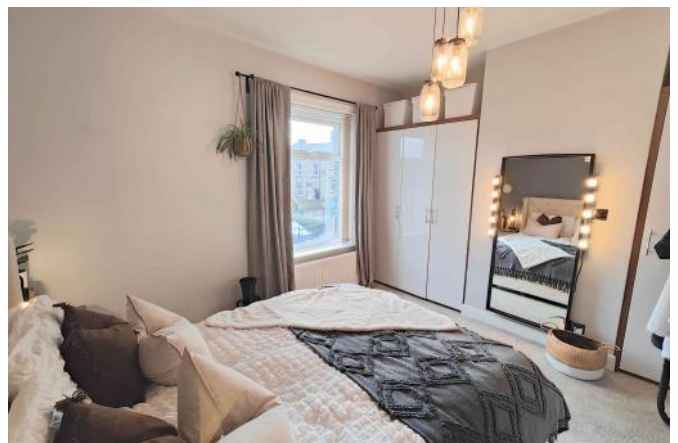
LANDING

With two central light fittings and a carpeted floor.

From the landing wooden doors open into

BEDROOM 1

A large master bedroom that offers ample space for a king sized bed along with additional furniture. The bedroom features fitted



BEDROOM 2



A well-presented second bedroom, ideal for a child's bedroom, guest room or as a work from home office space. With a carpeted floor, fitted wardrobes, loft access hatch, central light fitting and single radiator.

BATHROOM



A beautifully presented and well laid out house bathroom that makes excellent use of the space on offer to create the ideal place to relax. With its panel bath, over bath shower, glass splashguard, pedestal washbasin, close coupled toilet, stainless steel towel radiator, tiled floor, tiled walls, ceiling inset spotlights and a frosted uPVC double glazed

window to the rear elevation.



GARDENS



To the front elevation is a pebbled garden with hedge and wooden fence border that creates a well-presented kerb appeal.

At the rear of the property is a pebbled area that leads to a raised artificial lawn. The lawn leads down to a decked area at the rear of the garden, perfect for sitting out and relaxing or having a barbeque. The rear garden is bordered by wooden fence and hedge creating a secure space, ideal for children and pets.





Google Plus Code: P658+5PV Brighthouse

For sat nav users the postcode is: HD6 2BT

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

There is ample on street parking to the front elevation.

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.

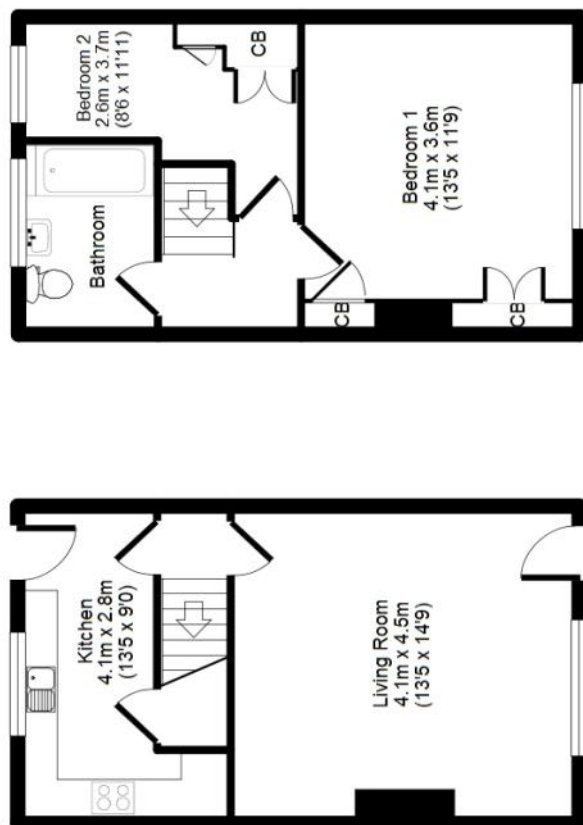
TO VIEW

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

LOCATION

What3words: ///hoot.sheep.solid

28 Mary Street, Brighouse, HD6 2BT



Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 59 sq. m / 639 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.
(c) Marsh & Marsh Properties

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk