

MARSH & MARSH PROPERTIES

32 Amport Close, Woodhouse, HD6 3TE

£345,000



The perfect family home, situated in the highly sought after Woodhouse area on the outskirts of Brighouse town centre. This peaceful location is set at the head of a cul-de-sac, away from main roads and in a private location. The house is well presented and has undergone a recent renovation and extension to provide ample space throughout. To the front is a charming low-maintenance garden that enhances the kerb appeal of the property. To the rear is a lawned and decked garden, presenting the ideal space to sit out and relax or for children to play. A driveway to the front elevation provides plenty of space for three cars.

Internally the property is presented in good condition throughout creating the ideal space for anyone looking for a ready to move into home. The house is light and bright throughout with a well thought out layout to create a highly functional environment. With its large and open living room, spacious dining kitchen (separated into two distinct areas), ground floor office/bedroom (suitable for a variety of needs), utility room, four first floor bedrooms (one with en-suite and all with ample space for a double bed) and a house bathroom. This property offers a fantastic amount of space for the price.

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The property benefits from being within the catchment area of the highly regarded Woodhouse Primary School located within easy walking distance. There are also a number of good secondary schools offered through the primary school (Brighouse and Rastrick). The property is just a "stone's throw" from Brighouse town centre with its excellent shops, services and restaurants. Brighouse offers ample bus services to the local area and the train station is just 10 minutes' walk away providing excellent rail links to the surrounding area, including access to the Grand Central train service. The M62 motorway is also just a short 10 minute drive, providing quick links to the major cities of Leeds, Bradford and Manchester.

Owing to the fantastic amount of features on offer with this property an immediate internal inspection is essential in order to fully appreciate this charming family home.

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

HALLWAY

A charming, warm and welcoming reception into the property; the hallway presents a good first impression and offers a carpeted floor, central light fitting, frosted uPVC double glazed window to the front elevation, single radiator and under stairs cupboard storage.

From the hallway wooden doors open into the

LIVING ROOM



A large, spacious and open living room that runs the length of the property to create a dual aspect nature, with its two uPVC double glazed windows

to the front and rear elevations. A newly installed wood burning stove creates the ideal central feature for the whole room, with a marble hearth and wooden mantelpiece. With its two central light fittings, wood laminate flooring, double



radiator and a television access point.

DINING KITCHEN



The dining kitchen creates the ideal family communal area. To one side of the room is a large open space with ample room for a large family dining room table along with additional furniture. A set of uPVC double glazed French doors provides access to the decking to the rear of the property and is also bathed in natural light by a uPVC double glazed window overlooking the rear garden. The dining area is well illuminated via wall mounted light fittings and a central suspended light fitting. With Marmoleum flooring and a single radiator.



The kitchen area is a good sized space and offers laminated work surfaces to three walls, all with over and under counter cupboards and drawers. The kitchen is bathed in natural light owing to the large uPVC double glazed window overlooking the rear garden. With a fitted range style cooker unit, stainless steel extractor hood, double radiator, Marmoleum flooring, fitted dishwasher, central diffuser style light fitting, space for fridge/freezer units and a stainless steel 1 ½ sink with a flexible mixer tap.

From the rear of the dining kitchen a wooden door opens into the

OFFICE / BEDROOM 5



An excellent addition to the property providing the ideal work from home office space, or could be a ground floor bedroom. The room has ample space for a large work station and additional storage or even a double bed. With a single radiator, uPVC double glazed window, central light fitting and carpeted floor.



From the dining kitchen a uPVC double glazed door opens into the

UTILITY ROOM



Another highly useful addition to the property, providing additional work space. A uPVC double glazed door provides access to the driveway to the front of the property. To one side of the room a laminated work surface, with over and under counter cupboards, provides plenty of utility space. With plumbing for a washing machine, laminate floor and a central light fitting.

From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, omni-directional ceiling spotlights and a loft access hatch.

From the landing a wooden door opens into

BEDROOM 1



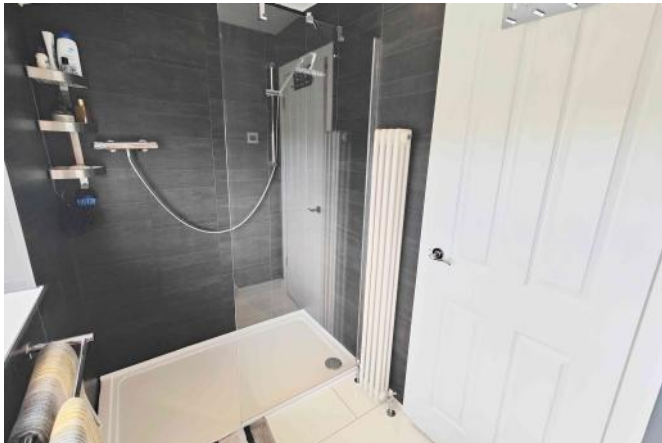
A large master bedroom that offers more than ample space for a king sized bed along with additional bedroom furniture. An alcove storage space provides an ideal hanging area. With a wood laminate floor, central light fitting, uPVC double glazed window and vertical style modern radiator.

From bedroom 1 a wooden door opens into its

EN-SUITE

A well laid out en-suite that makes excellent use of the space on offer. With its walk-in large shower cubicle, drenching shower, pedestal wash

basin, close coupled toilet, vertical style modern radiator, underfloor heating system, ceiling spotlights, laminate floor, tiled walls, frosted uPVC double glazed window to the front elevation and extractor fan.



From the landing wooden doors open into

BEDROOM 2



Another large bedroom again offering space for a double bed along with additional bedroom furniture. With a uPVC double glazed window to the front elevation, central light fitting, wall mounted light fitting, carpeted floor and single radiator.



BEDROOM 3



Similar in size to bedroom 2, bedroom 3 offers plenty of space for a double bed along with

further bedroom furniture. With a uPVC double glazed window to the rear elevation, central light fitting, carpeted floor and single radiator.

BEDROOM 4



A large and long fourth bedroom, again offering plenty of space for a double bed. The room benefits from two uPVC double glazed windows to the rear elevation and is therefore bathed in natural light. With a single radiator, carpeted floor and two central light fittings.

HOUSE BATHROOM

This modern and stylish house bathroom features a panel bath, over bath shower, glass splash guard, vanity inset washbasin, close coupled toilet,

towel radiator, alcove airing cupboard storage space, frosted uPVC double glazed window to the front elevation and ceiling inset spotlights.



GARDENS



To the front of the property is a low-maintenance pebbled and shrub garden. The garden enhances the kerb appeal of the property and also increases privacy. The front garden is bordered by shrubs and trees to create a charming outlook for the property.

To the rear of the property is a well-maintained lawned and decked garden. The raised decked area provides the ideal space to sit out and relax or to entertain. The lawned area is perfect for

children or pets to play in a secure and enclosed environment. To the rear of the garden is a large storage shed that is included with the sale of the property. The rear garden is bordered by hedge and shrub to create the ideal backdrop to this home.



PARKING / GARAGE



To the front of the property is the concrete driveway that offers ample space for three vehicles.

To the rear of the driveway is a storage garage/workshop. The garage has lighting and power points.

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 comes with the added benefit of fitted solar panels.

The large shed in the garden is to be included with the property.

We have been informed that the Council Tax band is: C



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.

TO VIEW

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

DIRECTIONS

From Brighouse train station travel towards Huddersfield on Huddersfield Road (A641) for 500m then turn left onto Daisy Road. Travel 120m and turn left onto Stratton Road. Travel 80m and turn right onto Wherwell Road for another 60m then turn left onto Danebury Road. Travel another 75m and turn right onto Amport Close then travel to the end of the cul-de-sac and look out for the Marsh & Marsh Properties "For Sale" sign on the left hand side.

For sat nav users the postcode is: HD6 3TE

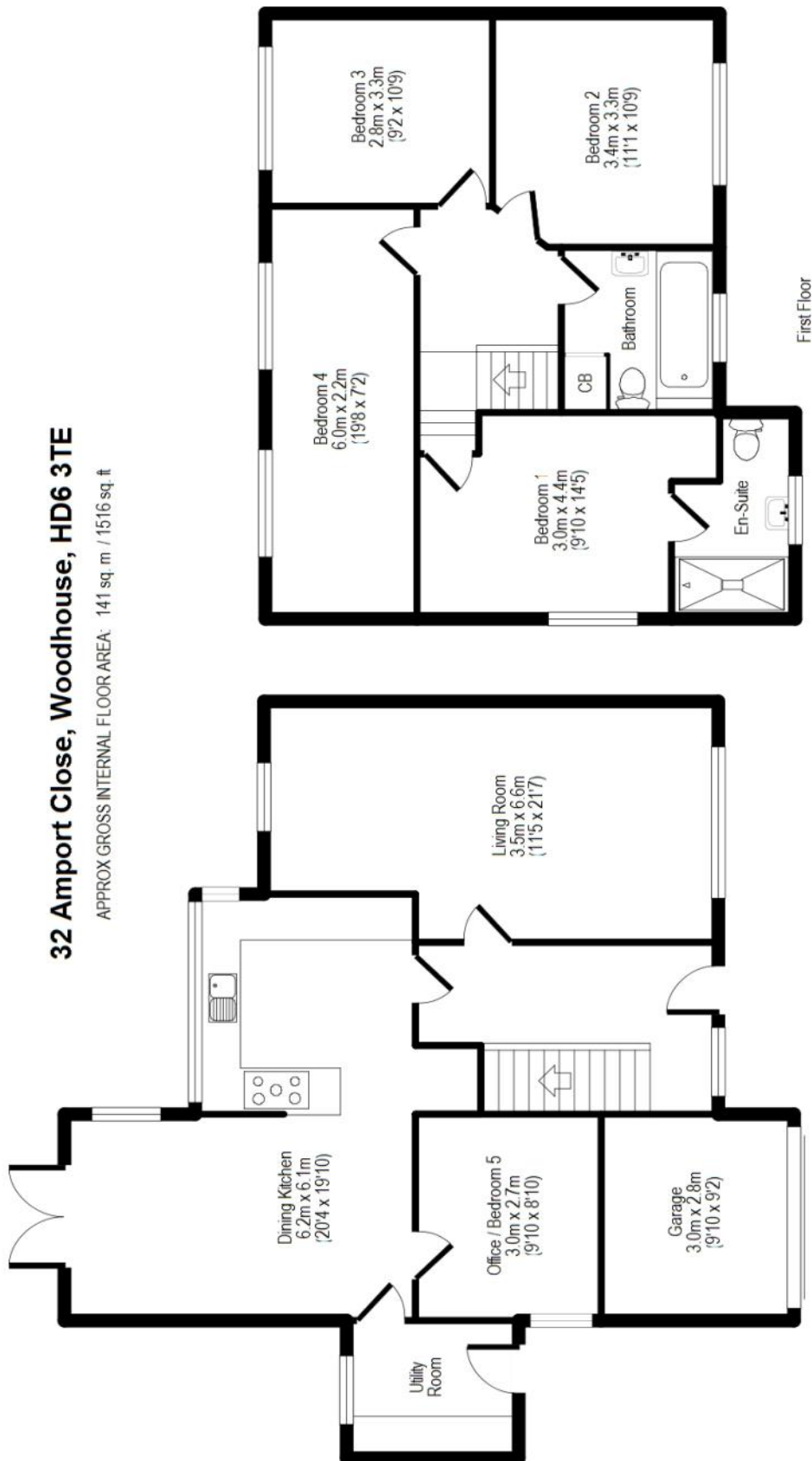
MORTGAGE ADVICE

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

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APPROX GROSS INTERNAL FLOOR AREA: 141 sq. m / 1516 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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