

# MARSH & MARSH PROPERTIES

*Apt 15, Miller Court, Bailiff Bridge, HD6 4FP*

*£109,950*



Ideal for first time buyers or professional couples, this two bedroomed apartment is situated on a quiet estate in the sought after area of Bailiff Bridge; a well maintained property that is offered in immaculate condition throughout. Its tucked away position benefits from pleasant surroundings. The apartment has an allocated parking space with ample additional visitor parking spaces provided. To the front of the building is a communal bin store with a lockable store area for bikes.

Internally the property is well presented throughout with a modern and beautifully presented colour scheme, providing a property that is ready to move into with no work required. The property is heated by electric storage heater with a high efficiency water heater all on economy seven electric supply. With a large and well-presented living room/kitchen, two good sized bedrooms, en-suite shower room and well-appointed house bathroom with additional storage space from two cupboards in the hallway of the apartment.

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

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Owing to its location the property offers easy access to the fantastic transport connections in the local area. The M62 is only a 10 minute drive away offering cross Pennine connections as well as quick access to Leeds and Bradford and also being just 5 minutes' drive from Brighouse town centre with its excellent local amenities. Also, Brighouse train and bus stations offer connections to the local area. Brighouse station also has access to the Grand Central train to London. This property is also within the catchment areas of both good primary and secondary schools.

Owing to the large amount this property has to offer, well-connected location and realistic asking price, all offered in beautiful condition, an appointment to view is highly encouraged.

From the front of the building a communal access door, with access buzzer, opens into the

#### **COMMUNAL STAIRWELL**

A light, bright and well-presented communal area that is regularly cleaned and well maintained. The communal stairwell houses the meters for all apartments. Carpeted stairs (2 flights) lead up to

A solid wooden fire door opens into the

#### **ENTRANCE PORCH**

A small entrance hallway with carpeted floor, wall mounted coat hooks and central light fitting.

From the entrance porch a solid wooden door opens into the

#### **HALLWAY**

A charming reception into the property that is well illuminated via a uPVC double glazed window to the side elevation and two central light fittings. The hallway benefits from two good sized storage cupboards (one housing the water heater) providing ample additional storage space. With carpeted floor, electric heater and wall mounted intercom panel.

From the hallway wooden doors open into the

#### **LIVING ROOM / KITCHEN**

A beautifully-presented and good sized living room and kitchen. The room benefits from a dual

aspect nature with a uPVC double glazed window to the rear elevation and a set of uPVC double glazed French doors (that open to a Julie balcony), that bathe the whole room in natural light. The kitchen benefits from charming views, to the rear elevation, across Bailiff Bridge and the communal lawn. The living room area is fully carpeted and benefits from an electric heater and TV, Sky and telephone outlets already fitted. The living room is illuminated via a central light fitting.



The kitchen area is clearly marked by a vinyl floor and is illuminated via a set of ceiling inset spotlights. With laminated counters to two walls, all with over and under counter cupboards and drawers, fitted electric hob, fitted stainless steel



extractor hood, fitted oven, fitted washing machine, fitted fridge/freezer and a 1 1/2 resin sink with stainless steel mixer tap.



## BEDROOM 1



A good sized master bedroom that offers ample space for a double bed along with additional bedroom furniture. With electric radiator, uPVC double glazed window to the front elevation, central light fitting, carpeted floor and television access point.

From bedroom 1 a wooden door opens into its

## EN-SUITE

A beautifully presented en-suite shower room that is well laid out and makes excellent use of the space on offer. With an alcove inset shower, pedestal washbasin, electric radiator, close coupled toilet, ceiling inset spotlights, splashback



tiling, tiled floor and an extractor fan.



From the hallway a wooden door opens into

## BEDROOM 2



Another good sized bedroom again offering space for a double bed and additional bedroom furniture. With electric radiator, uPVC double glazed window to the front elevation, central light fitting and carpeted floor.

## BATHROOM

A modern and stylishly presented bathroom that is well illuminated by natural light via a frosted uPVC double glazed window and ceiling inset spotlights. With panel bath, over bath shower,

glass splash guard, close coupled toilet, pedestal washbasin, electric radiator, extractor fan, tiled floors and splashback tiling.



## PARKING



There is allocated parking for one car with additional spaces provided by the visitor parking spaces.

## GROUND

The apartment complex benefits from well-maintained grounds and communal lawn with a children's play area. The front approach of the building is decorated with a shrub border creating a welcoming curb appeal. The management company maintain the grounds from part of the

maintenance fee.

### **STORE AREA**

At the front of the property is the communal bin store that also has a secure communal storage area for bikes.

### **GENERAL**

The property has the benefit of mains services, electric and water with the added benefit of uPVC double glazing.

### **TO VIEW**

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

### **LOCATION**

What3words: [///woven.smiled.forks](https://www.what3words.com/#!/en/woven.smiled.forks)

Google Plus Code: P6FG+58C Brighthouse

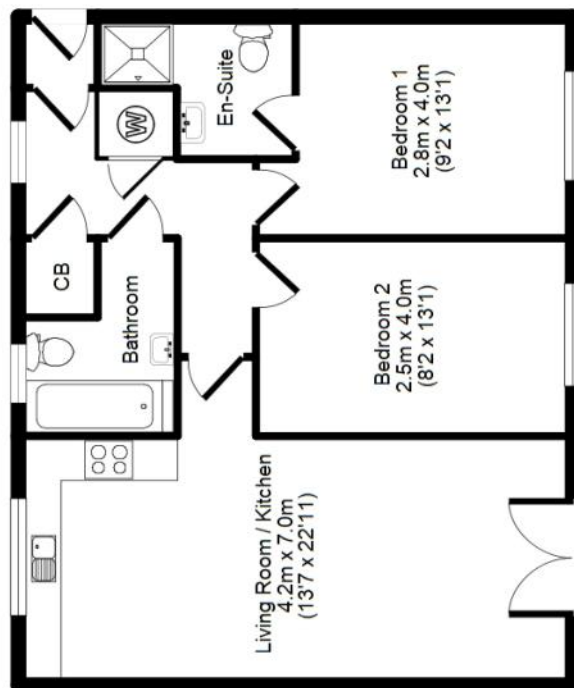
For sat nav users the postcode is: HD6 4FP

### **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.

## 15 Miller Court, Bailiff Bridge, HD6 4FP



APPROX GROSS INTERNAL FLOOR AREA: 59 sq. m / 636 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.

(c) Marsh & Marsh Properties

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