

MARSH & MARSH PROPERTIES

3 Adams Court, Hove Edge, HD6 2RD

£250,000



Opportunities such as this don't come along often, this three bedroomed semi-detached property is located in the highly sought after Hove Edge. Located on a charming cul-de-sac position offering a peaceful position that will suit any growing family or professional couple looking for that special something. The house benefits from brick paved driveways to the front elevation offering private parking for two cars. To the rear of the property there is the private and fully enclosed gardens, featuring lawned area, decking, shed and summer house, perfect to sit back and relax.

Internally the house is well presented and offers a surprising amount of space, in a well thought out layout. The house benefits from a warm and welcoming living room, generous dining room, well-appointed kitchen, ground floor WC, three double bedrooms, house bathroom and a dedicated work from home office space. The loft has also been boarded offering additional storage space.

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

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The property has good transport links to local and wider areas, with easy access to Brighouse, Hipperholme and Halifax and, due to the good access onto the M62 motorway, has fast routes to Leeds, Bradford and Manchester. In addition, the property has easy access to Brighouse bus and train stations, providing regional connections. There are also good primary and secondary schools both within short walking distance from the property.

Owing to the highly sought after location of this property, its fantastic potential and realistic asking price, an appointment to view is essential.

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

HALLWAY

An open entrance hallway that features a carpeted floor double radiator, two central light fittings and wall mounted coat hooks.

From the hallway a wooden door opens into the

LIVING ROOM



A generous and spacious living room that creates

the ideal family communal space, offering plenty of room for a three piece suite. With a carpeted floor, central light fitting, double radiator and television access point.



From the living room double doors open into the

DINING ROOM



Having an open feeling to the living room, the doors allow the space to be shut off to create a more private space should the need arise. The dining room offers ample space for a large family dining table along with additional furniture. The dining room overlooks the rear garden and offers access via uPVC double glazed French doors. With a carpeted floor, central light fitting and radiator.



From either the dining room or hallway a wooden door opens into the

KITCHEN



A well-appointed and presented kitchen that with its "L" shaped set of work surfaces offers plenty of work space with over and under counter cupboards and drawers offering additional storage space. With an integrated hob, integrated oven, stainless steel extractor hood, single radiator, plumbing for a washing machine, splashback tiling, vinyl floor, uPVC double glazed window to the rear elevation, ceiling inset spotlights, integrated fridge/freezer and a stainless steel sink with stainless steel mixer tap.

From the hallway a wooden door opens into the

WC

An excellent addition to the property offering ground floor facilities, with a close coupled toilet, washbasin, central light fitting, vinyl flooring, single radiator, tiled splashbacks and an extractor fan.

From the hallway carpeted stairs lead up to the

LANDING

With a single radiator, carpeted floor and central light fitting.

A loft hatch on the landing, with pull down ladder, offers access to a partly boarded loft providing plenty of additional storage space.

From the landing wooden doors open into

BEDROOM 1



A spacious double bedroom that offers plenty of space for additional bedroom furniture. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.

BEDROOM 2



Another good sized double bedroom, again offering plenty of space for bedroom furniture. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.

BEDROOM 3



A third double bedroom with a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.

BATHROOM

A well laid out house bathroom that makes excellent use of the space on offer. With a panel

bath, over bath shower, pedestal washbasin, close coupled toilet, single radiator, frosted uPVC double glazed window to the front elevation, extractor fan, splashback tiling, vinyl flooring and central light fitting.



OFFICE



A fantastic addition to the property is this work from home office space, currently utilised as a fourth bedroom, ideal as a multipurpose room. With a carpeted floor, single radiator, uPVC double glazed window to the side elevation and central light fitting.

GARDENS

To the rear of the property is the private and fully enclosed gardens, boarded on all sides by a wooden fence and gated to the front elevation. To the edge of the property is a small patio area that leads to a lawned area. The lawn leads down to the far end where a raised decking space offers ample space to sit back and relax. To one rear corner of the garden is a garden shed offering storage space. To the opposite corner is a powered summer house presenting the ideal place to sit back and enjoy the garden.



PARKING

The property has two brick paved parking spaces, one to the front of the property and one to the side of the garages.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of



uPVC double glazing, fitted alarm system and gas central heating.

TO VIEW

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

LOCATION

What3words: ///acting.town.trick

Google Plus Code: P58X+9CM Brighouse

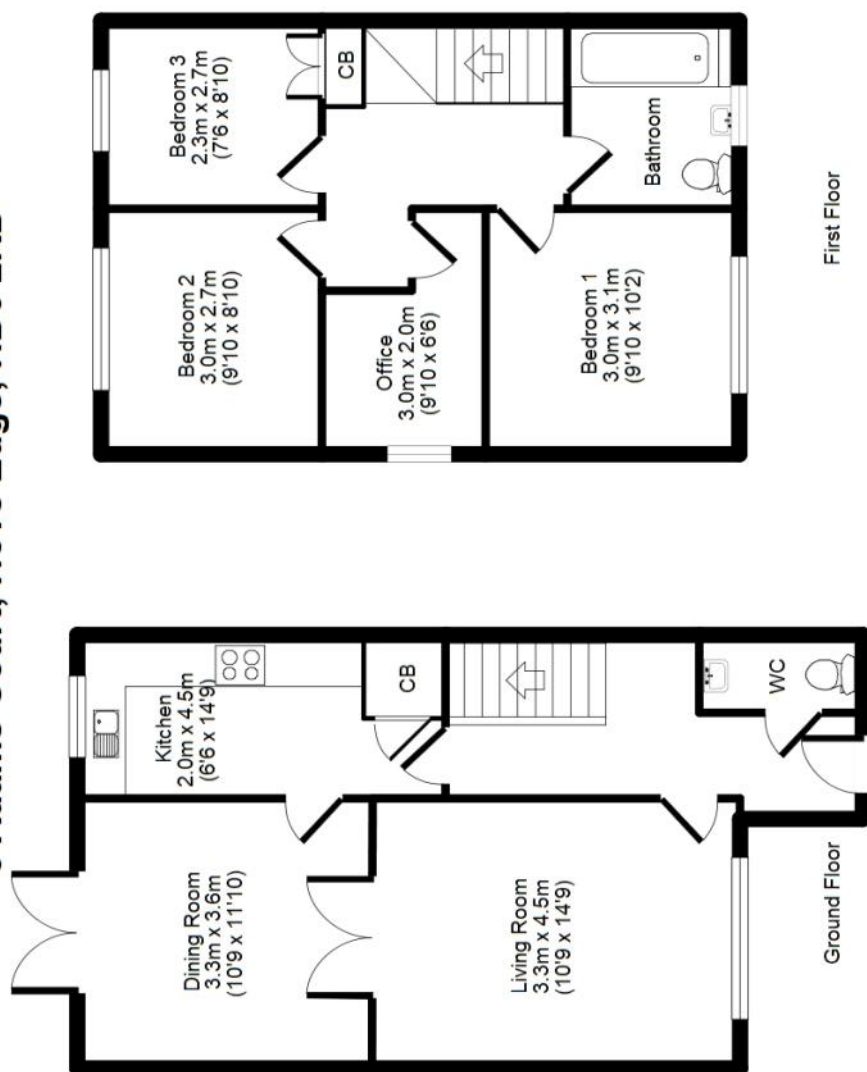
For sat nav users the postcode is: HD6 2RD

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.

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APPROX GROSS INTERNAL FLOOR AREA: 88 sq. m / 943 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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