

MARSH & MARSH PROPERTIES

11 Lower Finkil Street, Brighouse, HD6 2LR

£299,950



Properties such as this, in this area and offered with so much love, care and attention, are a treat to behold. Positioned in a sought-after corner location, on Lower Finkil Street, is this extended three bedroomed, semi-detached, home. Benefitting from beautifully manicured gardens to three sides, featuring flowerbeds, lawn and patio seating area, creating not only a fantastic kerb appeal but also the perfect place to sit back and relax. The house offers an impressive frontage and will certainly delight from the moment you arrive. To the rear of the property is a large garage that houses a workshop and offers a fantastic secure parking space. This is the ideal property for any growing family, young couple or professional person looking for *that* special something.

As soon as you step inside you will certainly notice the love that this property has received over the years, being offered in a well-maintained condition and certainly creating a welcoming reception. A beautifully light and bright home throughout with a natural flow that lends itself to modern living. With a large, long and dual aspect living room, warm and welcoming dining room (benefitting from a feature bay window), recently installed high quality kitchen, three double bedrooms and a large and well-presented house bathroom. If you are looking for a home that is ready to move into, with just your own personalisation needed, this will be of special interest to you.

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

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The property is close to good primary and secondary schools, both within a short walk and situated in a highly popular and sought after residential location, which has excellent transport links owing to the M62 motorway being less than 10 minutes' drive away. There is also easy access to both Brighouse and Halifax train stations, with cross Pennine connections, as well as easy commuting to Leeds, Halifax, Brighouse and Bradford.

Owing to the highly sought after location of this property, its beautifully presented internals and charming external garden space, an appointment to view is essential.

From the front of the property a composite door opens into the

HALLWAY

With its carpeted floor, wall mounted coat hooks, central light fitting and a single radiator, the hallway offers access throughout the ground floor.

From the hallway wooden doors open into the

LIVING ROOM



A large and long living room that runs from the front to the back of the property, creating a dual aspect space that is bathed in natural light from its uPVC double glazed windows. The room features a gas fireplace, on a granite hearth and with a wooden mantelpiece, which creates the ideal central feature for the whole room. With its carpeted floor, cornice to ceiling, two single radiators, two central light fittings and a television access point.



DINING ROOM



A warm and welcoming space that benefits from a uPVC double glazed bay window to the front elevation overlooking the front garden. This room features a modern style chimney breast inset gas

fireplace, again creating a charming feature. The room offers plenty of space for a family dining table along with additional furniture. With a carpeted floor, cornice to ceiling and central light fitting.



KITCHEN



A recently installed, classically stylish and highly functional kitchen space. Featuring laminated work surfaces to two sides of the room, with over and under counter cupboards offering further storage space. A small section of work surface to a third wall creates a small breakfast bar. The kitchen offers access to the rear elevation via a composite door. With an integrated hob, integrated dual oven, integrated microwave,

extractor hood, double radiator, plumbing for a washing machine, integrated dishwasher, vinyl flooring, integrated fridge/freezer, ceiling inset spotlights, uPVC double glazed window to the rear elevation and a stainless steel 1 ½ sink with stainless steel mixer tap.



WC

A highly useful addition to the property offering ground floor facilities, with a vinyl floor, central light fitting, close coupled toilet and cupboard storage space.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, inset cupboard storage space and a loft access hatch (that leads up to a boarded loft offering additional storage space).

From the landing wooden doors open into

BEDROOM 1



A large master bedroom that offers plenty of space for a king sized bed along with additional bedroom furniture. To one side of the room is a long set of fitted wardrobes offering plenty of storage space. With a carpeted floor, single radiator, uPVC double glazed window to the front elevation and a central light fitting.

BEDROOM 2



Another good sized bedroom, again with space for a double bed along with additional furniture. The room also benefits from a set of fitted wardrobes to one side. With a carpeted floor, single radiator, uPVC double glazed window to the front elevation and a central light fitting.

BEDROOM 3



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



is a pebbled garden with a raised planter and bordered by a hedge enhancing the privacy of the garden. A flagged pathway runs around the border of the property.



BATHROOM



A large and long house bathroom that offers a large amount of space. With a panel bath, corner shower cubicle, vanity inset washbasin, low flush toilet, stainless steel towel radiator, two frosted uPVC double glazed windows to the rear elevation, vinyl floor, splashback tiling, ceiling inset spotlights and extractor fan.

GARDENS

The property is offered with beautifully manicured surrounding gardens creating an attractive reception to the property that greatly enhances the kerb appeal. To the front is a lawned, pebbled and flowerbed garden. To the side of the property





To the rear of the property is a flagged patio seating area, bordered by stone half-height wall and wooden fence.; the perfect location to sit back or for a barbeque.

PARKING & GARAGE



To the rear of the property, also accessed from the garden, is the private garage offering a secure parking space. The garage also features a workshop, perfect for woodworking or hobby craft.

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: ///backed.weeks.kept

Google Plus Code: P683+H6F Brighouse

For sat nav users the postcode is: HD6 2LR

MORTGAGE ADVICE

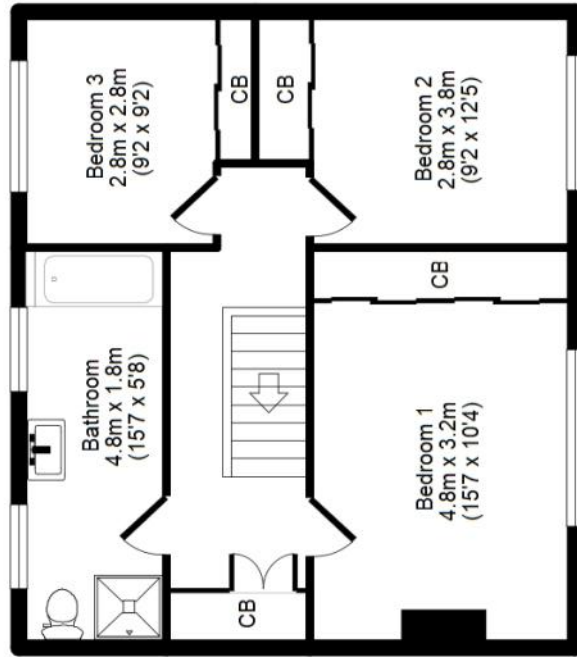
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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.

11 Lower Finkel Street, Brighouse, HD6 2LR



Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 101 sq. m / 1089 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 of any contract or warranty.

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