

# MARSH & MARSH PROPERTIES

*32 Granny Hall Lane, Brighouse, HD6 2JG*

*£325,000*



32 Granny Hall Lane, a three bedroomed semi-detached property, situated on a charming a sought after lane in Brighouse. The approach to the property is beautifully presented with grass sections adorned with trees creating a lush surround. The property is set back from the roadside, boarded with a stone wall and featuring a low-maintenance shrub, flowerbed and pebbled front garden that not only enhances privacy but also the kerb appeal. To the rear is a private, south facing and low-maintenance patio and shrub garden that is fully enclosed and also features a garden shed. The property offers ample parking owing to a long driveway leading to a covered car-port, in total offering space for 3+ cars with plenty of additional on-street parking if required.

Internally the property is well presented and features spacious internals throughout. With its warm and welcoming living room, large and long dining/sitting room, well-appointed kitchen, three good sized bedrooms and a house shower room. With such a well thought out layout and space on offer this is the ideal family home and certainly will impress and delight from the moment you step inside.

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

*Tel: 01422 648 400*

*info@marshandmarsh.co.uk*

*www.marshandmarsh.co.uk*



Situated in Brighouse with excellent local amenities yet located in a peaceful location. The property benefits from being in the catchment area of good infant, primary and secondary schools, all within a short walking distance. This property also boasts excellent transport links, with quick and easy access to Brighouse town centre as well as its train station. The property is only a short drive from the M62 motorway, offering direct access to Leeds and Bradford, as well as cross Pennine connections to Manchester. There is also a park just 5 minutes' walk away.

Owing to the numerous fantastic features on offer with this property, its sought after and well-connected location and private south facing rear garden, an appointment to view is essential in order to fully appreciate this charming home.

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

#### KITCHEN



Currently the main access to the property is through the kitchen and it does make a charming reception as you step inside. A light and bright room owing to the dual aspect uPVC double

glazed windows to the rear elevation. Laminated work surfaces to three sides offers plenty of work space, all with over and under counter cupboards and drawers. An under stairs cupboard offers additional storage space. With an integrated hob, integrated oven, extractor hood, triple radiator, plumbing for a washing machine, integrated dishwasher, splashback tiling, vinyl flooring, ceiling inset spotlights, space for a fridge/freezer and a 1 ½ stainless steel sink with a stainless steel mixer tap.



From the kitchen a wooden door opens into the

#### HALLWAY



With a carpeted floor, central light fitting, alarm



control panel, under stairs storage cupboard and double radiator.

From the hallway a wooden door opens into the

### DINING ROOM



A beautifully presented dining room that offers the perfect space for family meals or entertaining. A rather large room offering more than ample space for a large dining table along with additional furniture. The room offers a charming view into the rear garden via its uPVC double glazed French doors and windows. A gas fire, sat on a tiled hearth and with a wooden mantelpiece, creates the ideal central feature for the whole room. With a carpeted floor, central light fitting and double radiator.

From the dining room a double set of glass panel wooden doors opens into the

### LIVING ROOM



A warm, welcoming and cosy feeling living room that offers plenty of space for a three piece suite. Another light and bright room owing to the uPVC double glazed bay windows to the front elevation that bathe the whole room in natural light. The living room also benefits from an electric fireplace, sat on a granite hearth and with wooden mantelpiece, again creating a charming central feature. With a carpeted floor, central light fitting, cornice to ceiling, double radiator and a television access point.

From the hallway a wooden door opens into the.

### **PORCH**

The front porch offers a second access into the property should the new owners prefer to use this access route. With a matted floor, cupboard storage space, uPVC double glazed surrounding windows and a composite door offering access to the front elevation.

From the hallway a carpeted staircase leads up to the

### **LANDING**



With a carpeted floor, single radiator, frosted uPVC double glazed window to the side elevation and central light fitting.

From the landing wooden doors open into

### **BEDROOM 1**

A generous master bedroom offering space for a king sized bed along with additional bedroom furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and single radiator.



### **BEDROOM 2**



Another generous bedroom, again offering space for a king sized bed along with additional



furniture. This room also features a set of fitted wardrobes to one side offering ample storage space. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation (overlooking the gardens) and single radiator.



### BEDROOM 3

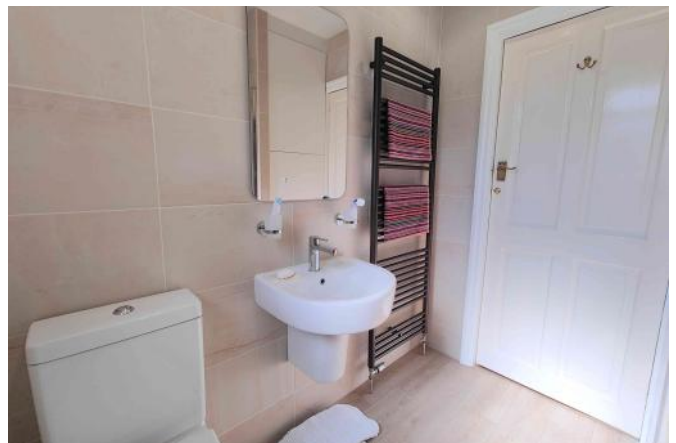


An ideal room for a guest bedroom, work from home office space or a child's room. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and single radiator.

### SHOWER ROOM

A well-presented and modern styled shower room that makes excellent use of the space on offer to

create a highly functional space. With a walk in style rainfall shower, glass splash guard, tiled walls, vinyl floor, ½ pedestal washbasin, close coupled toilet, towel radiator, ceiling inset spotlights, frosted uPVC double glazed window to the rear elevation and an extractor fan.



### GARDENS



To the front of the property are the charming flowerbed, shrub and pebbled gardens, bordered by stone wall, that creates the ideal front feature for the property, enhancing kerb appeal and privacy for the house. The front garden borders the driveway and creates a charming reception as you arrive home.





section, creating the ideal place to sit back and relax or have a barbeque. The garden is bordered by wooden fence and stone wall, and gated to the front elevation, offering a secure and private space. To one side of the garden is a shed offering additional storage space.



### PARKING



To the front of the property is a gated concrete driveway that offers ample parking for 3+ cars. At the rear of the drive is a covered area offering a car port parking space.



### 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: [///audio.poem.churn](https://www.what3words.com/#!/audio.poem.churn)

Google Plus Code: P664+2X8 Brighthouse



To the rear is the gated, south-facing, rear garden. A low maintenance garden with its flagged patio area, raised flowerbeds and rear raised patio

For sat nav users the postcode is: HD6 2JG

### **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.

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## 32 Granny Hall Lane, Brighouse, HD6 2JG



APPROX GROSS INTERNAL FLOOR AREA: 99 sq. m / 1064 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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