

# MARSH & MARSH PROPERTIES

28 Manley Street, Brighouse, HD6 1TE

£125,000



First time buyers and property investors take note of this charming two bed roomed terraced property, situated on Manley Street, close to Brighouse town centre on a quiet residential street. The house is offered with the added advantage of being NO CHAIN. The house features a low maintenance patio garden to the front elevation with an enclosed patio garden to the rear elevation that also houses a garden shed. Internally the house offers the ideal property to put your own stamp onto, offered with a well presented living room, highly function kitchen, two good sized bedrooms and house bathroom.

Its location offers quick and easy access to good primary and secondary schools, both within easy walking distance, as well as a short 5 minute walk into Brighouse town centre with its excellent shops and services. The property is just a 10 minute drive from the M62 motorway offering good access to the major cities of, Leeds, Manchester and Bradford. Brighouse also offers its own train station, providing quick access to local towns and cities and the Grand Central train service to the south of the country including London.

Owing to the property's realistic asking price, close proximity to Brighouse and good condition, all offered with the advantage of NO CHAIN, an appointment to view is essential.

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

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

### HALLWAY

With wood laminate flooring, central light fitting and wall mounted coat hooks.

From the hallway a glass panel door opens into the

### LIVING ROOM



A generous living room that creates the ideal family communal space for the property. A gas fire, sat on a brick hearth and with brick mantelpiece, creates an ideal central feature for the whole room. With a uPVC double glazed

window to the front elevation, central light fitting, television access point, wood laminate floors and a double radiator.

From the rear of the living room a glass panel door opens providing access into the

### KITCHEN



A neatly laid out kitchen with a "U" shaped laminated work surfaces, to three walls, create an ideal work area. A uPVC double glazed door provides access to the rear garden. With over and under counter cupboards, tiled flooring, cooker unit, two uPVC double glazed windows to the rear elevation, space for a fridge/freezer, central strip light, central light fitting, double radiator, under

stairs storage cupboard and a stainless steel sink with stainless steel mixer tap.

From the hallway carpeted stairs lead up to the

#### **LANDING**



With a carpeted floor, fitted bulkhead cupboard, uPVC double glazed window to the rear elevation, single radiator and central light fitting.

From the landing wooden doors open into

#### **BEDROOM 1**



A generous master bedroom offering ample space for a double bed along with additional bedroom furniture. With a uPVC double glazed window to

the front elevation, fitted cupboards, carpeted floor, central light fitting and single radiator.

#### **BEDROOM 2**



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

#### **BATHROOM**



This well laid out bathroom makes excellent use of the space on offer to create a highly functional space. With a panel bath, pedestal washbasin, frosted uPVC double glazed window to the front elevation, over bath electric shower, close coupled toilet, tiled flooring, tiled walls, ceiling inset spotlights and cupboard storage space.

#### **GARDENS**

To the front of the property there is a charming stone garden that enhances the kerb appeal of the property.

To the rear of the property is a well-presented patio garden that offers the ideal space to sit out and relax. To one corner is a garden shed. The garden is bordered on all sides by stone wall and access to the rear is via an open gateway.



## LOCATION

What3words: ///edges.faced.tamed

Google Plus Code: P639+W3P Brighouse

For sat nav users the postcode is: HD6 1TE

## 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.

## PARKING

The house features on street parking to the front elevation.



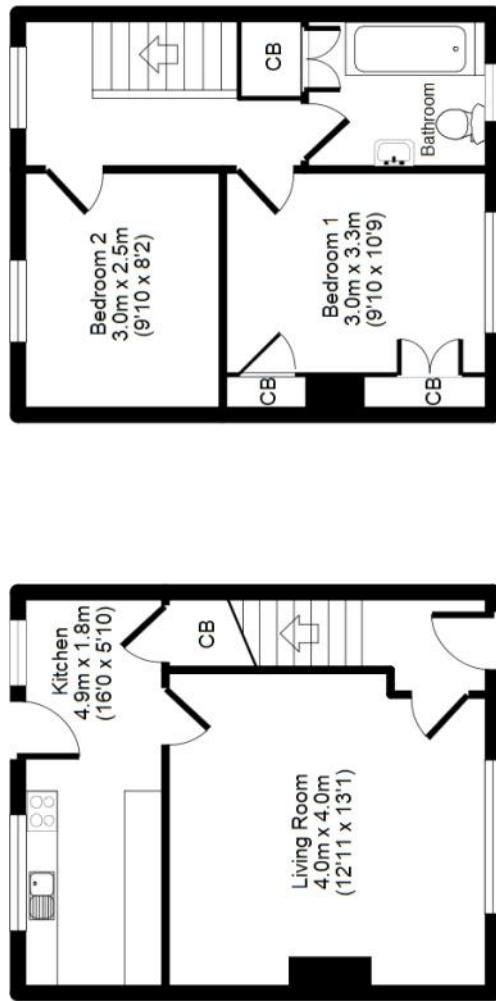
## GENERAL

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.

## 28 Manley Street, Brighouse, HD6 1TE



Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 57 sq. m / 611 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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