

# MARSH & MARSH PROPERTIES

*18 Mary Street, Brighouse, HD6 2BT*

*£155,000*



Situated on a quiet road, on the outskirts of Brighouse is this, two bed, end-of-terraced, property. The perfect home for any first time buyer, professional couple or anyone looking for a charming home offered at a realistic asking price. The property benefits from a front patio garden, with ample seating space, that certainly enhances the property's kerb appeal along with a beautifully presented lawned and patio garden. The house also offers plenty of on street parking to the front elevation.

The property is presented with a modern décor and style, offering any prospective buyer the opportunity to move in with little to no work required. With its stylish and spacious living room, well-appointed kitchen, two bedrooms, house bathroom and separate WC. If you are looking for that warm and welcoming home this will certainly be the one for you.

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

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Brighouse town centre is just a quick 5 minute walk away, providing access to its outstanding shops, restaurants and services. The M62 is just a 5 minute drive away, providing excellent transport connections to Leeds, Bradford and Manchester. Brighouse train station is just a 10-minute walk, providing access to its cross Pennine links and the Grand Central train service. The property also benefits from being within the catchment area of good primary and secondary schools, both within a short walking distance. There are fantastic local shops and services in the vicinity and is just a stone's throw from the local park.

Owing to the fantastic features on offer with this property, including its well-presented internals, well connected location and fantastic rear garden, all for a realistic asking price, an appointment to view is essential.

From the front of the property a uPVC double glazed door, with transom window, opens into the

### LIVING ROOM



The perfect first impression as you step inside the property; the living room is a warm and welcoming space that has been beautifully

finished to create a stylish living area. A gas fire, on a granite hearth and with wooden mantelpiece, creates the ideal central focal point for the whole room. There is plenty of space for a three piece suite along with additional furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation, cornice to ceiling, single radiator and television access point.



From the rear of the living room a wooden door opens into the

### KITCHEN



A well-presented space that is perfectly laid out to create a highly functional kitchen. A set of

laminated work surfaces to two walls, all with over and under counter cupboards, presents plenty of work space, with an additional counter to the third wall creating a breakfast bar. A uPVC double glazed door, with transom window, opens to the rear elevation offering access to the rear garden. With an integrated hob, integrated oven, plumbing for a washing machine, alcove space for a fridge/freezer, uPVC double glazed window to the rear elevation, ceiling inset spotlights, tiled floor, single radiator and a stainless steel sink with stainless steel tap.



From the small connecting hallway (between the kitchen and living room), a carpeted staircase leads up to the

### LANDING

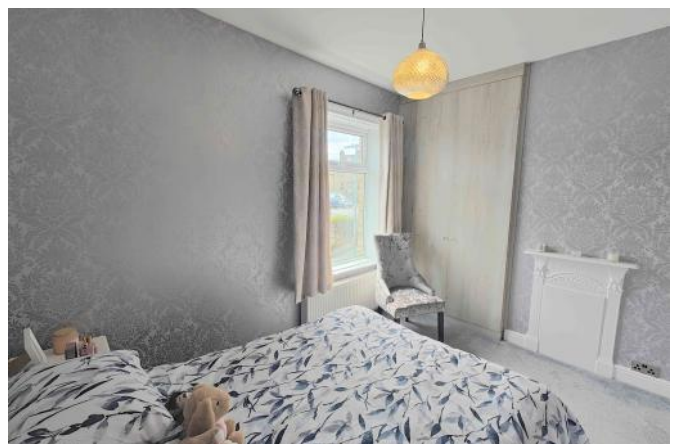
With a carpeted floor, loft access hatch, central light fitting and single radiator.

From the landing wooden doors open into

### BEDROOM 1

A generous master bedroom that offers ample space for a king sized bed along with additional furniture. The bedroom features fitted wardrobes, to one alcove, offering plenty of

storage space. With a carpeted floor, central light fitting, painted cast iron fireplace, uPVC double glazed window to the front elevation and a double radiator.



### BEDROOM 2



A well-presented second bedroom, ideal for a child's bedroom, guest room or as a work from home office space. With a carpeted floor, central light fitting and single radiator.



### BATHROOM



A beautifully presented and well laid out house bathroom that makes excellent use of the space on offer to create the ideal place to relax. With its panel bath, over bath shower, pedestal washbasin, stainless steel towel radiator, vinyl tile floor, splashback tiled walls, central light fitting and a frosted uPVC double glazed window to the side elevation.

### WC

An ideal addition to the property that offers separate WC facilities; with a close coupled toilet, vinyl tile floor, frosted uPVC double glazed window to the rear elevation, central light fitting and cistern inset washbasin.

### GARDENS

To the front of the property is a well-presented, low maintenance, patio garden, creating a charming place to sit back and relax; bordered by stone wall that not only enhances the kerb appeal but also the privacy of the property. The front

garden is gated to the pavement and also houses a stone storage shed to one side.



To the rear of the property is the beautifully maintained patio and lawned garden, bordered by

shrub and flowerbed to create a picturesque space, ideal to sit back and relax or have a barbeque. The rear garden has a patio seating area that is adjacent to a wooden hut offering additional storage.



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 property benefits from on-street parking.

### **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: [///bright.lied.radio](https://www.what3words.com/#!/bright.lied.radio)

Google Plus Code: P658+6R9 Brighthouse

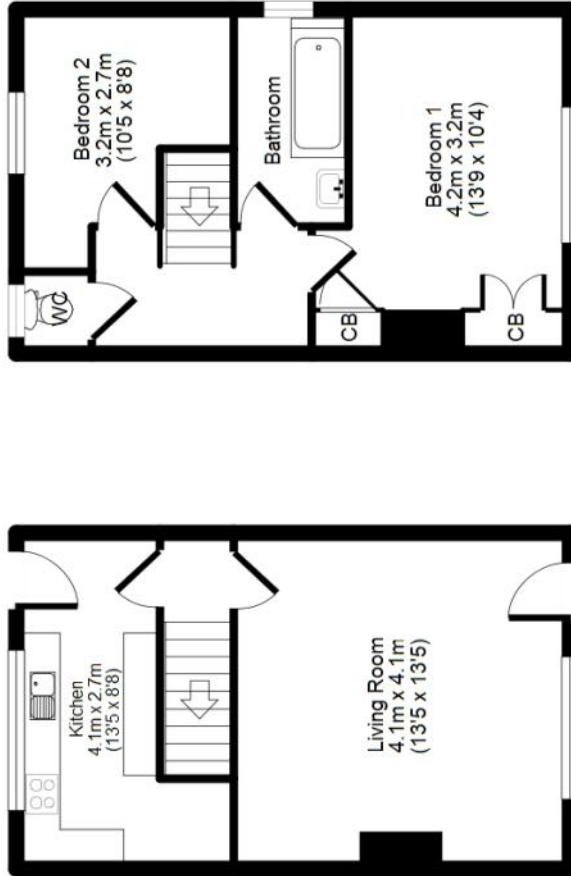
For sat nav users the postcode is: HD6 2BT

### **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

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APPROX GROSS INTERNAL FLOOR AREA: 56 sq. m / 602 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. Room dimensions are given as maximum distances. 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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