

MARSH & MARSH PROPERTIES

1 Well Green Lane, Brighouse, HD6 2NS

£375,000



Situated in one of the most desirable areas in Hove Edge (Brighouse) is this three bedroomed, detached, family home. The property has undergone extensive renovation in the last two years and benefits from new electrics throughout, new boiler, new kitchen and bathroom. Located in a lofty position creating a charming and private space with far reaching views over Crow Nest Golf Club and beyond. This is an ideal family home or property for a professional person looking for something offered in immaculate condition both internally and externally. To the front of the property there is a private garage, in addition to a driveway offering further private parking for two cars. This detached family home sits on a deceptively large foot print. The front of the house is an elevated lawned area benefitting from the charming front views and enhancing the kerb appeal. To the rear is a large south facing garden with both a patio and lawned area, that also houses an external office/clinic that is fully insulated, heated and lit.

Internally the property has been finished to a high standard throughout, offered with a modern décor, layout and style, with highly desirable features such as a wood burning stove, kitchen island and fully boarded storage loft. With its spacious and family friendly living room, large and spacious dining kitchen, work from home office space, utility cupboard, three generous bedrooms (one with fitted wardrobes) and a house bathroom. If you are looking for something that is ready to move into then this property will certainly be the one for you.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

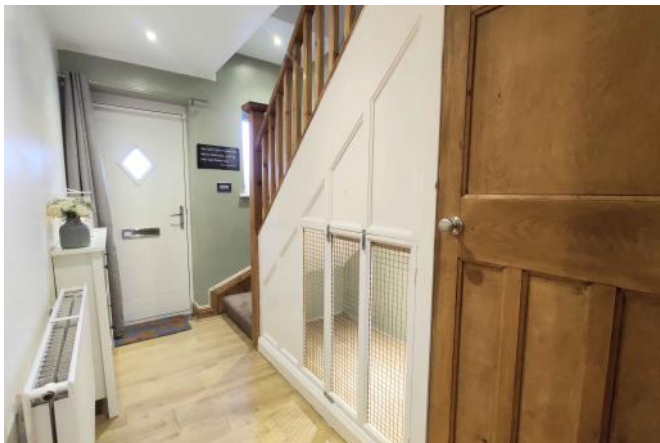
www.marshandmarsh.co.uk

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 whole host of features on offer with this property, its immaculate internal condition, charming gardens and sought after residential location, an appointment to view is essential in order to fully appreciate everything on offer.

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

HALLWAY



A charming and welcoming reception into the property that creates an ideal first impression. Upon entering the house it becomes apparent that many of the house original features have been kept lovingly restored to a high standard. The hall features two storage cupboards and a utility storage room with plumbing and space for a washer and dryer. With a wood laminate flooring, double radiator and ceiling inset spotlights.

From the hallway a wooden door opens into the

LIVING ROOM

A beautifully presented living room that is light and bright owing to numerous wall-mounted light fittings, ceiling inset spotlights and a uPVC double glazed window to the front elevation. A multi-fuel stove, on a stone hearth and with an authentic oak wooden mantelpiece, creates a fantastic

central feature which also heats the whole room to create a cosy atmosphere. The room also features wiring and fixtures for a ceiling mounted projector entertainment system. With a carpeted floor, double radiator and television access point.



DINING KITCHEN



The pièce de résistance of the property is this extended and fully renovated modern and

spacious dining kitchen. Featuring ample seating areas, central island, breakfast bar and space for a dining table. The dining kitchen has wooden work surfaces to two walls all with over and under counter cupboards and drawers. The room is well illuminated via wall mounted light fittings, ceiling inset spotlights, under cupboard lighting, two Velux windows, a uPVC double glazed window and uPVC double glazed French Doors providing access to the rear garden. With integrated induction hob, two integrated ovens, integrated dishwasher, wood laminate flooring, ceiling mount and integrated wiring for a projector system, composite door to the side elevation, space for a fridge/freezer and a 1 ½ sink with stainless steel mixer taps.



From the kitchen a wooden door opens into the

OFFICE

A fantastic addition to the property offering the ideal place as a work from home office, compartmentalised from the rest of the property and fully soundproofed. With a wall mounted light fitting, wood laminate floor and double radiator. The room offers plenty of space for a desk along with filing cabinet and shelving.



From the hallway carpeted stairs lead up to the

LANDING



A bright, open and spacious landing area with two uPVC double glazed windows to the side elevation, carpeted floor, cupboard storage area and ceiling inset spotlights.

From the landing wooden doors open into

BEDROOM 1



A large and spacious master bedroom that offers more than ample space for a double bed along with additional bedroom furniture. To one side of the room are wall length fitted wardrobes (with integrated LED down lighting) offering plenty of

storage space. A uPVC double glazed window provides ample natural light in addition to views over the rear garden. With a carpeted floor, central light fitting and a double radiator.



BEDROOM 2



Another good sized bedroom again offering space for a double bed in addition to other bedroom furniture. With a carpeted floor, uPVC double glazed window to the front elevation, central light fitting and a double radiator.

BEDROOM 3

A generous third bedroom that is ideal for a child's bedroom, 2nd work from home office or guest room. With a carpeted floor, uPVC double glazed

window to the front elevation, central light fitting and a double radiator.



BATHROOM



The newly fitted bathroom is beautifully presented in a modern style and décor that is fitting with the rest of the property. With a panel bath, over bath rainfall shower, glass splashguard, vanity inset washbasin, close coupled toilet, wall mounted medicine cabinet, frosted uPVC double glazed window to the rear elevation, tiled wood style flooring, single radiator and a ceiling inset spotlights.

From the bathroom a pull down loft ladder hatch provides access to the

LOFT



A large and spacious, fully boarded, storage loft. Offering more than ample space and featuring a central light fitting and Velux window. This large loft provides an excellent opportunity for the next owners to extend into with the potential for a further one or two bedrooms.

GARDENS



To the front of the property is a raised lawned area that provides a charming frontage and enhances the kerb appeal of the property.

To the side of the property is a covered storage area that provides access to the kitchen via a composite door and to the rear garden via a wooden gate.



To the rear of the property is a beautifully landscaped and renovated garden. Featuring a patio seating area, to the immediate rear of the property, with stone steps that lead up to well-presented lawned garden. The rear south facing garden presents the ideal location to have a barbeque or to sit out and relax and benefits from the sun mid-morning until night time.

From the rear of the garden there is the

OFFICE/CLINIC



To the rear of the garden is the office/gym. A separate building that has been created by the current owners, having full insulation and double glazing to create a self-contained location. Currently used as a beauty salon but would also be the ideal place for a work from home office. The office/gym features full electrics, WIFI, lighting and heating.

PARKING & GARAGE

To the side of the property is a secure gated driveway with parking for a car.

To the front is a garage offering a secure parking space.

There is also roadside parking outside the property for a further two cars.

GENERAL



The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted integrated smart fire alarm system and gas central heating throughout.

TO VIEW

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

DIRECTIONS

From Hipperholme, travel towards Hove Edge on

Brighthouse Road (A644) for 0.9 miles and then just after the Dusty Miller country pub turn left onto Upper Green Lane and at the roundabout take the second exit onto Laverock Lane. Continue for 0.1 miles and the property will be located on your right hand side.

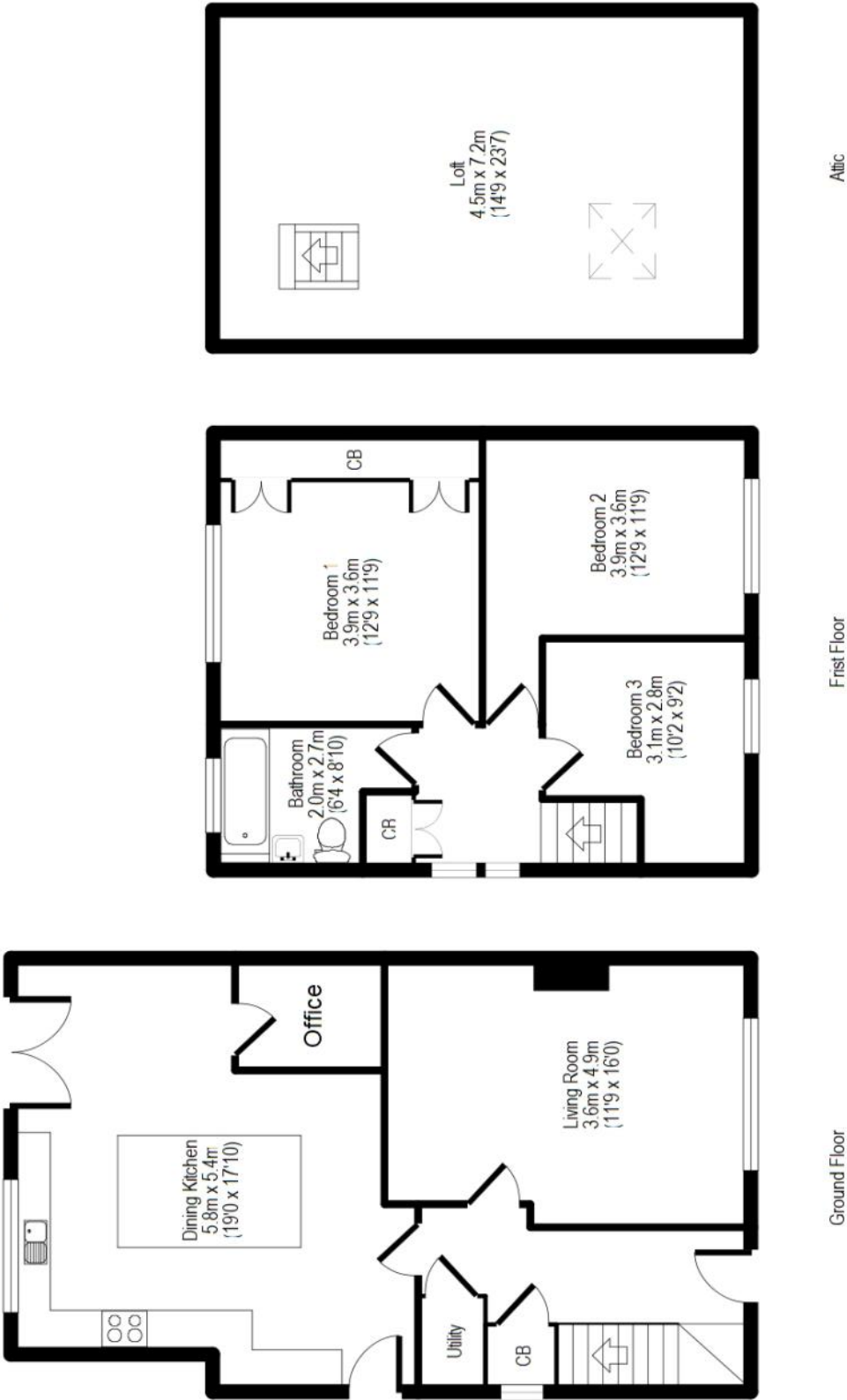
For sat nav users the postcode is: HD6 2NS

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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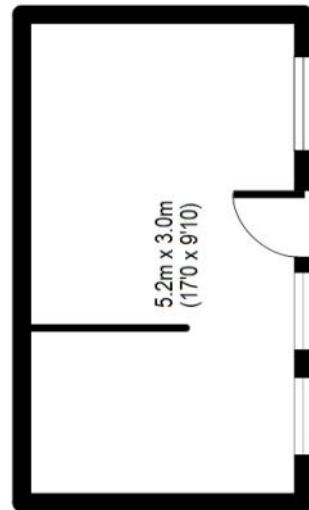
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External Office - 1 Well Green Lane



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