

# MARSH & MARSH PROPERTIES

124 Bradford Road, Wellholme, Brighouse, HD6 4AA

£295,000



An opportunity such as this rarely comes along and certainly requires a further inspection. A potential to customise this five bedroomed, end of terrace, property; situated on the edge of the highly sought after Wellholme Park in Brighouse town centre. This large and spacious property is positioned in a well-connected location and offers a unique opportunity for someone to put their own stamp onto this home. The property features surrounding, low maintenance, patio and shrub gardens, with bordering stone wall, which certainly enhances the kerb appeal of the property whilst enhancing privacy. To the side elevation the property has private off road parking. Over the private access road, to the side of the off-road parking, there is a lawned area offering further garden space; perfect for children and pets to play.

Internally the property does require modernisation. However, it has a bountiful amount of charm and atmosphere that will impress and delight from the moment you arrive. Those who can see the potential in this property will appreciate the fantastic opportunity that is presented here. Benefitting from a large and spacious living room, grand central dining room, well laid out and highly functional kitchen, three double bedrooms to the first floor, modern style house bathroom, two attic bedrooms (both doubles and one with additional storage room) and a large cellar storage space (that would make an ideal workshop).

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

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Owing to its location, the property offers easy access to the fantastic transport connections in the local area. The M62 is only 6 minutes' drive away, offering cross Pennine connections as well as quick access to Leeds and Bradford and is also just a 2 minute walk from Brighouse town centre with its excellent local amenities. Also, Brighouse train and bus stations offer connections to the local area. Brighouse station also has access to the Grand Central train service to London. This property is also within the catchment areas of both good primary and secondary schools.

With so much fantastic potential on offer with this property, including its large living areas, highly sought after Wellholme location and plenty of storage space, this house must be seen to be fully appreciated.

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

### HALLWAY

A short entrance hallway with a carpeted floor and central light fitting.

From the hallway wooden doors open into the

### LIVING ROOM



A large and grand living room that, owing to its dual aspect nature, with modern uPVC double glazed sash windows to the front and side elevations, creates a light and bright area. The living room features a gas fire, on a granite hearth and with an ornate wooden mantelpiece, creating the perfect central feature for the whole room. There is ample space for a three-piece suite along with additional furniture and has a carpeted floor, central light fitting, cornice to ceiling, picture rail and three radiators.



### DINING ROOM



The perfect family dining room. Its central location makes this the hub of the home and



offers plenty of space for a large family dining table and a suite, offering further seating; an ideal place for entertaining. The room also features an inset gas fireplace, with wooden mantelpiece, again creating a charming central feature. With a carpeted floor, central light fitting, uPVC double glazed sash windows to the front elevation, cornice to ceiling, two radiators, telephone and television access points.



From the dining room a wooden door opens into the

### KITCHEN

A well laid out and spacious kitchen that creates a highly functional work space. The kitchen has laminated work surfaces to two sides, all with solid wood over and under counter cupboards and drawers offering additional storage space. A wooden door, to the side elevation, offers access to a private driveway. With an integrated hob, integrated oven, stainless steel extractor hood, sash window to the front elevation, two central light fittings, double radiator, tiled floor, tiled splashbacks, plumbing for a washing machine, plumbing for a dishwasher, integrated fridge, space for a freestanding freezer and an inset sink with stainless steel mixer tap.





From the hallway, carpeted stairs lead up to the

### LANDING

With a carpeted floor, two central light fittings, window to the rear elevation and single radiator. From the landing wooden doors open into

### BEDROOM 1



A large master bedroom, being the same size as the living room and also being dual aspect with uPVC double glazed sash windows to the front and side elevations providing plenty of natural light. With a carpeted floor, central light fitting and a double radiator.

### BEDROOM 2



Another spacious bedroom, again offering space for a double bed. With a carpeted floor, central light fitting, cornice to ceiling, uPVC double glazed sash windows to the front elevation and a double radiator.

### BEDROOM 3

Again, a spacious double bedroom; this room benefits from a set of, alcove, fitted cupboards presenting additional storage space and airing cupboard. With a carpeted floor, two central light fittings, uPVC double glazed sash window to the front elevation and single radiator.





its panel bath, over bath shower, glass splash guard, close coupled toilet, pedestal washbasin, stainless steel towel radiator, frosted uPVC double glazed sash window, tiled walls, vinyl floor, central light fitting and extractor fan.

From the hallway a wooden door opens onto wooden stairs that leads up to the

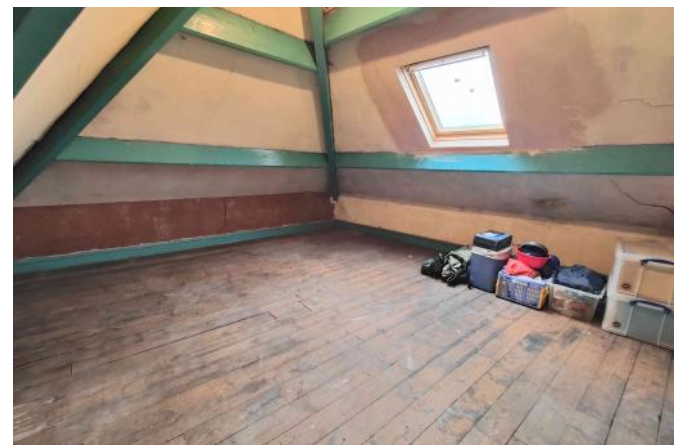
### UPPER LANDING

The upper landing features a Velux window, wooden floor and central light fitting.

From the upper landing wooden doors open into



### ATTIC ROOM 1 (BEDROOM 4)



### BATHROOM



A rather well presented and modern house bathroom that makes excellent use of the space on offer to create a highly functional area. With





An attic bedroom that again offers space for a double bed along with additional bedroom furniture. With a wooden floor, Velux window, central light fitting and single radiator.

### ATTIC ROOM 2 (BEDROOM 5)



Another double bedroom that also features an original (closed off) cast iron fireplace. The room has a spacious store room to the rear corner offering an ideal place for a walk-in wardrobe. With a wooden floor, central light fitting, Velux window and single radiator.

From the dining room a wooden door opens onto stone steps that lead down to the

### CELLAR



A fantastic cellar storage space that features three rooms, two that are ideal storage spaces and a coal cellar to the rear. The cellar has power, houses the boiler and has central light fittings.

### GARDENS







When facing the property, to the left side, over a yard and a private drive, is a private off-road parking space. To the side of the parking is a walled lawned garden creating the perfect place for children and pets to play or to sit out and relax.



Surrounding the property are the walled, patio and shrub gardens. A fantastic frontage to the property that not only enhances the kerb appeal but also the privacy of the ground floor.

#### **PARKING**

To the side of the lawned garden is a private off-road parking area.

#### **GENERAL**

The property has the benefit of all mains services, gas, electric and water with the added benefit of double glazing, and gas central heating.





### TO VIEW

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

### LOCATION

What3words: ///month.plank.trace

Google Plus Code: P64C+P6R Brighthouse

For sat nav users the postcode is: HD6 4AA

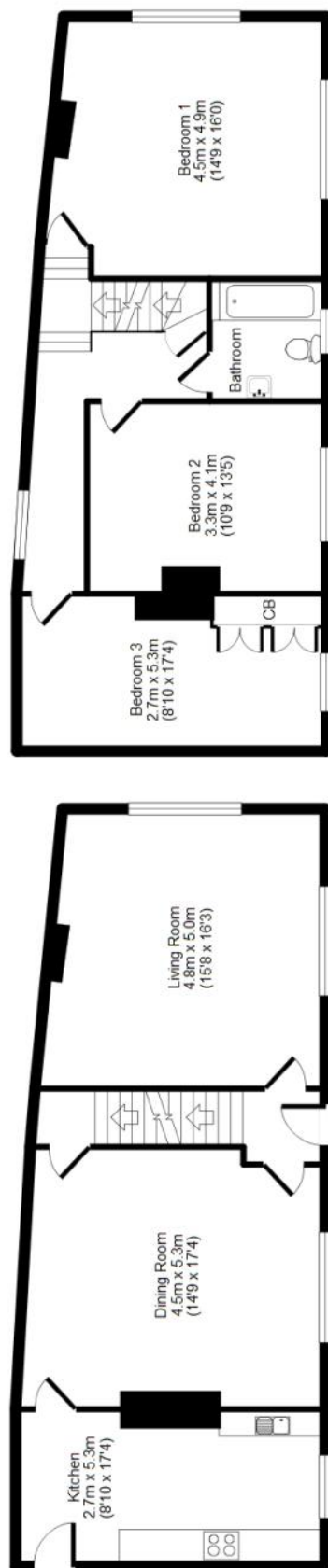
### MORTGAGE ADVICE

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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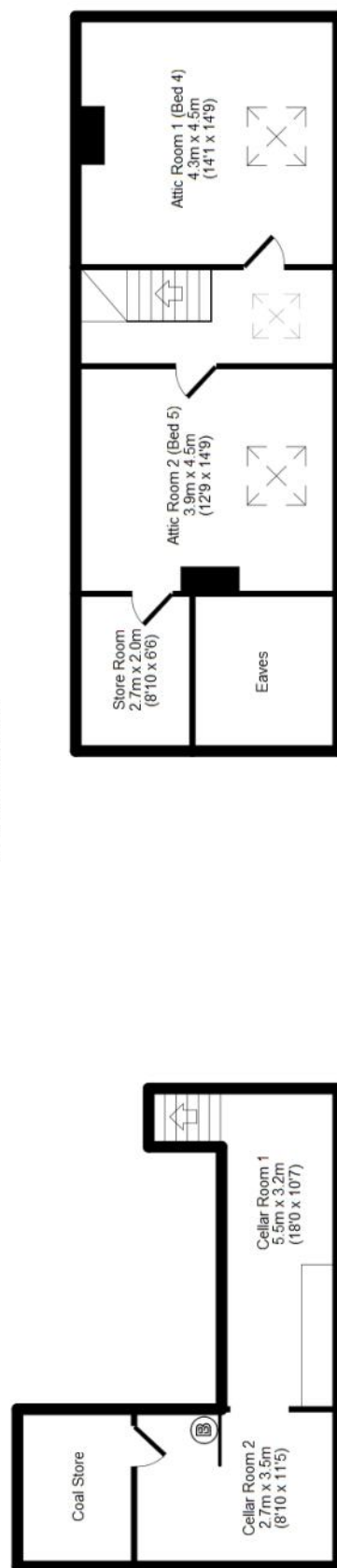
## 124 Bradford Road, Brighouse, HD6 4AA



Ground Floor

First Floor

212 sq. m / 2285 sq. ft



Basement

Second Floor

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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