

# MARSH & MARSH PROPERTIES

*35 Garden Road, Brighouse, HD6 2DH*

*£175,000*



If you are looking for a beautifully presented and smart home this will certainly be something of special interest. This two bedroomed, terraced, property is situated in Brighouse, just a 'stone's throw' from Lane Head Recreation Park, and in a well-connected location. The property is a perfect home for any first-time buyer looking for that special something. The property is offered with an attractive pebbled and flowerbed front garden, a charming frontage, that enhances the kerb appeal. To the rear is another beautifully presented, low-maintenance, south-facing garden being a real sun trap; the perfect location to sit back and relax or have a barbeque. To the front of the property there is ample on-street parking.

As you step inside you will certainly be impressed. The property is presented with a modern style and decor throughout that, when twinned with some original features, creates a charming and eclectic finish. The house benefits from a beautifully presented living room, well-presented and highly functional kitchen, two bedrooms, house bathroom and a generous cellar storage space.

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The property also benefits from being in the catchment area of a variety of good primary and secondary schools, all within walking distance. It also boasts excellent transport links to the surrounding areas with both Brighouse bus and train stations within a short walking distance. The M62 motorway is also within a short drive, offering quick and easy access to both Bradford and Leeds.

Owing to the beautiful presentation of the property, it's well-connected location and its front and rear gardens, an appointment to view is essential in order to fully appreciate this charming home.

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

### HALLWAY

With a wooden floor and central light fitting, the hallway creates the welcoming first impression from the moment you step inside.

From the hallway a wooden door opens into the

### LIVING ROOM



A beautifully finished living room that creates the ideal place to sit back and relax. The chimney breast is decorated to create a central feature that is only enhanced by the gas fireplace, on a tiled hearth and with traditional styled wooden mantelpiece. The room's original and solid wood floor creates a warm style for the room that complements the neutral colour scheme. With a uPVC double glazed window to the front elevation, central light fitting, single radiator and a television access point.



From the living room a wooden door opens into the

### KITCHEN



A well-presented and laid out kitchen that creates a highly functional space, owing to the laminated work surfaces, with over or under counter cupboards and drawers, offering plenty of work space. The kitchen offers access out to the rear garden via its uPVC double glazed door, with transom window. With an integrated hob, stainless steel extractor hood, integrated oven, single radiator, plumbing for a washing machine, integrated dishwasher, splashback tiling, vinyl flooring, uPVC double glazed window to the rear elevation, central light fitting, fitted fridge/freezer

and a stainless steel sink with stainless steel mixer tap.



From the hallway a carpeted staircase leads up to the

### LANDING

With a carpeted floor and central light fitting.

From the landing wooden doors open into

### BEDROOM 1



A large and spacious master bedroom that provides ample space for a king sized bed along with additional bedroom furniture. With a carpeted floor, central light fitting, cornice to

ceiling, uPVC double glazed window to the front elevation and a single radiator.



### BEDROOM 2





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

## BATHROOM



A beautifully finished house bathroom that makes excellent use of the space on offer to create the ideal place to sit back and relax. With a panel bath, over bath shower, glass splash guard, pedestal washbasin, close coupled toilet, splashback tiling, vinyl flooring, towel radiator, frosted uPVC double glazed window to the rear elevation and a wall mounted light fitting.

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

## CELLAR

An excellent addition to the property offering a large storage space. The cellar has two rooms and coal cellar offering ample floor space that could be utilised as a workshop. The cellar has a central light fitting.

## GARDEN

To the front of the property is a stone wall

enclosed garden, featuring a pebbled garden with corner flowerbed creating a picturesque frontage for the house that certainly enhances the kerb appeal.



To the rear is a spacious "L" shaped decked seating area, ideal for a barbeque or patio furniture and, owing to the south facing orientation, creates the perfect place to sit out and relax. To the edge of the decking is a pebbled garden that leads down to the rear access gate. The garden is fully enclosed by wooden fence creating a private space.





### **PARKING**

The property benefits from ample on street parking to the local vicinity.

### **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: ///trio.zealous.volume

Google Plus Code: P657+64R Brighthouse

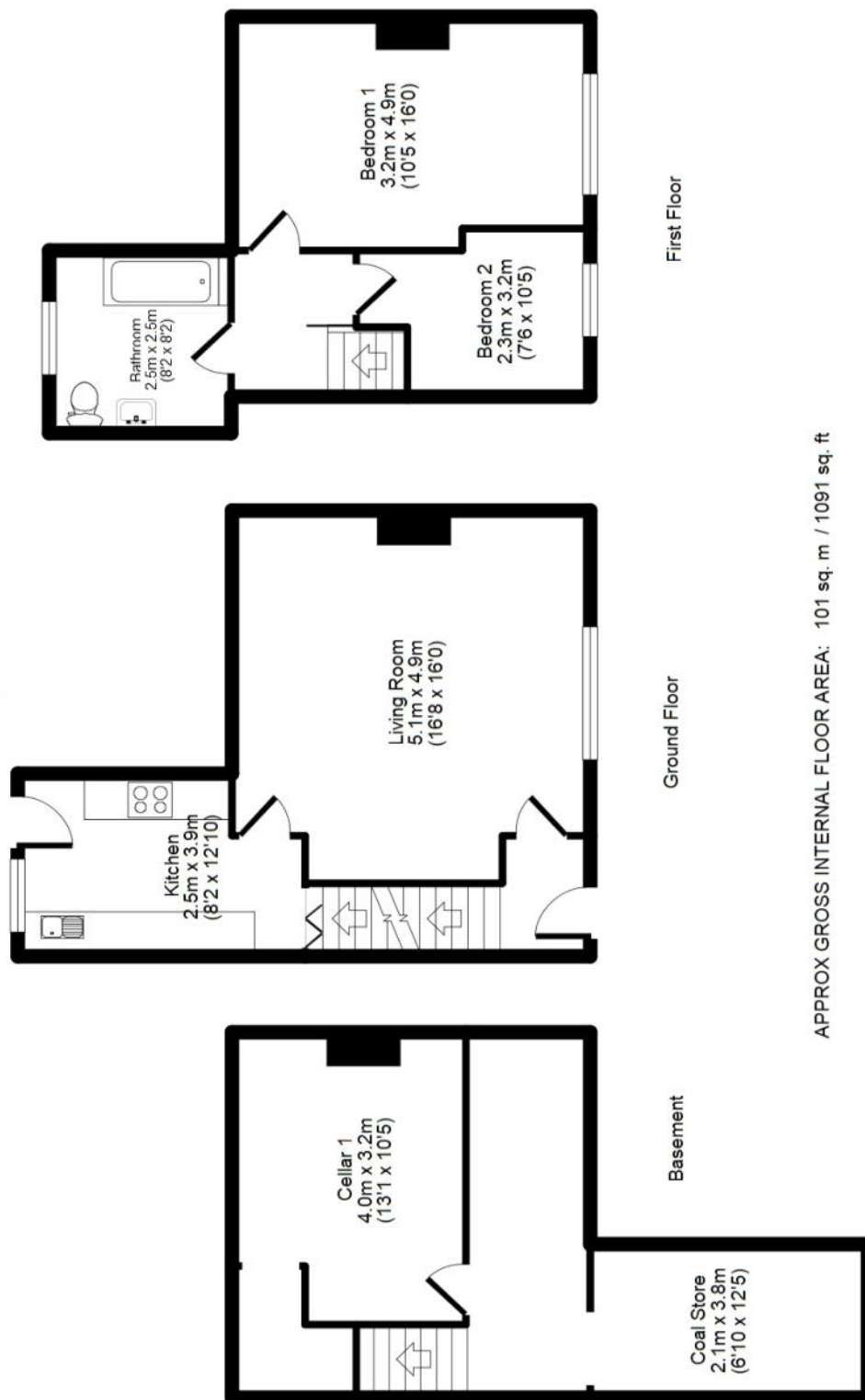
For sat nav users the postcode is: HD6 2DH

### **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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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.

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