

MARSH & MARSH PROPERTIES

16 Piggott Street, Brighouse, HD6 2DP

£145,000



An ideal property for any first time buyer, young couple or property investor, looking for something that they can put their own stamp onto and all offered with the added advantage of being with NO CHAIN. Situated in Brighouse, on a well-regarded residential street, close to local amenities and schools. The property benefits from a low-maintenance front patio garden, a low maintenance rear patio garden and features on-street parking to the front elevation.

Internally the property does require modernisation and, therefore, offers the potential for the prospective buyers to renovate it to their own tastes and make it their own. Featuring a spacious living room, neatly presented kitchen, storage cellar, two double bedrooms and a shower room. Just step inside and you will immediately notice the fantastic potential on offer.

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

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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. The property 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 fantastic opportunity presented by this property, its well-connected and well-regarded location, all offered with the added advantage of being NO CHAIN, an appointment to view is essential in order to fully appreciate this rare gem.

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

LIVING ROOM



A light, bright and welcoming living room that features a central gas fire, on a marble hearth and with wooden mantelpiece, that offers the ideal central feature. The room receives plenty of natural light owing to the uPVC double glazed window to the front elevation, transom window

and windows in the door. With a carpeted floor, central light fitting, wall mounted light fittings, double radiator and a television access point.



From the living room a bi-folding door opens into the

KITCHEN



A neatly presented kitchen that has laminated work surfaces to three sides, all with over and under counter cupboards and drawers, offering plenty of storage space. With a cooker unit, extractor hood, uPVC double glazed window to the front elevation, tiled splashbacks, tiled floor, central light fitting and a stainless steel sink with stainless steel mixer tap.

From the rear of the living room a wooden door opens onto carpeted stairs that lead up to the

LANDING

With a carpeted floor, uPVC double glazed window to the rear elevation, central light fitting and loft access hatch.

From the landing wooden doors open into

BEDROOM 1



A well-presented master bedroom that benefits from a set of fitted wardrobes to one side offering additional storage. With a carpeted floor, uPVC double glazed window to the front elevation, central light fitting and double radiator.

BEDROOM 2



Another good sized bedroom that can accommodate a double bed. With a carpeted floor, uPVC double glazed window to the front elevation, central light fitting and double radiator.



SHOWER ROOM



A neatly laid out house shower room that features a corner shower cubicle, electric shower, low flush toilet, pedestal washbasin, central light fitting, tiled walls, vinyl flooring and omni-directional ceiling spotlights.

From the living room a wooden door opens into a rear hallway that also offers access to the rear garden via a uPVC double glazed door. From the hallway a wooden door opens onto stone steps that lead down to the

CELLAR

A generous cellar that offers ample additional storage space and is lit via a central light fitting.

GARDENS

To the front of the property is a stone walled patio garden offering a charming frontage to the property.

To the rear of the property is a shared stone

flagged patio garden offering an ideal place to sit out and relax.



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: ///garden.dates.crab

Google Plus Code: P647+M58 Brighouse

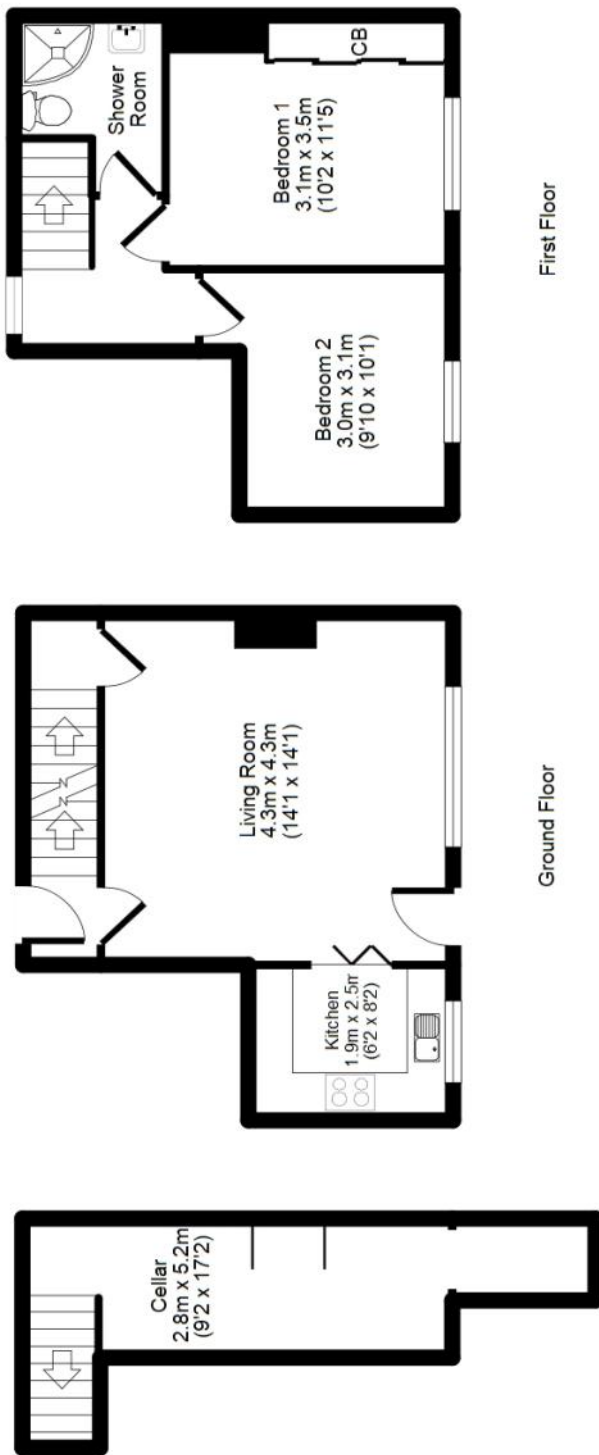
For sat nav users the postcode is: HD6 2DP

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.

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APPROX GROSS INTERNAL FLOOR AREA: 66 sq. m / 712 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.

(c) Marsh & Marsh Properties

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