

# MARSH & MARSH PROPERTIES

*39 Dewhirst Road, Brighouse, HD6 4BA*

*£190,000*



A beautifully presented, three bedroomed, end of terrace, property; situated on a quiet street in the sought-after Brighouse town. A perfect property for any first time buyer, professional couple or growing family looking for that special something. From the moment you arrive you will notice the care and attention that this property has lovingly received. To the front elevation is a low-maintenance patio garden, offering a well-received frontage to the property. To the rear is a well-maintained, multi-tier, garden; featuring artificial lawned sections, patio and a decked area with a large feature fish pond, perfect to sit back and relax. The house also has a spacious single garage at the end of a long, shared, driveway offering parking for 2 cars (one in the garage and one to the front).

Internally the property is beautifully presented with a modern style and colour scheme that creates the ideal opportunity for any prospective buyer to move in with little to no work required. Its light and bright décor enhances the spacious nature of this property. With a large living room, well-appointed dining kitchen, three bedrooms, shower room and a loft room that would make an ideal occasional double bedroom (accessed via the 3<sup>rd</sup> bedroom). With so much to offer, this property certainly has that special something.

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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 this property presents, immaculate internal aspect, its spacious rear gardens and quiet residential location, an appointment to view is essential in order to fully appreciate everything on offer.

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

### HALLWAY

A welcoming reception as you step inside the property, featuring a single radiator, central light fitting and with luxury vinyl tile flooring.

From the hallway a wooden door opens into the

### LIVING ROOM



The living room offers the ideal family communal space, offering plenty of room for a three-piece suite along with additional furniture. The room is well illuminated via a modern LED central light fitting, in addition to being bathed in natural light via the uPVC double glazed window to the front elevation. With two modern vertical style radiators, luxury vinyl tile flooring and a television access point.



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

### DINING KITCHEN



Another well-presented space that offers ample work area owing to the laminated work surfaces



to three walls, all with over and under counter cupboards and drawers, in addition to space for a family dining table to one side. The dining kitchen offers access to the rear garden via its uPVC double glazed French doors and also offers plenty of additional storage space with an under stairs storage/pantry area. With an integrated hob, integrated oven, vertical modern style radiator, plumbing for a washing machine, plumbing for a dishwasher, splashback tiling, tiled flooring, uPVC double glazed window to the rear elevation, central light fitting, ceiling inset spotlights, space for a fridge/freezer and an inset sink with stainless steel mixer tap.



From the hallway a carpeted staircase leads up to the

### LANDING

With a carpeted floor, uPVC double glazed window to the side elevation and central light fitting.

From the landing wooden doors open into

### BEDROOM 1



A large and spacious master bedroom that offers ample room for a double bed along with

additional bedroom furniture. With a carpeted floor, vertical style modern radiator, uPVC double glazed window to the front elevation and a central light fitting.



### BEDROOM 2



Another good sized bedroom, again offering the potential for a double bed along with additional bedroom furniture. With a carpeted floor, vertical style modern radiator, uPVC double glazed window to the rear elevation, overlooking the rear gardens, and a central light fitting.

### SHOWER ROOM

A stunningly presented shower room that makes excellent use of the space on offer to create this

highly functional room. With a walk-in style shower, glass splashback, vanity inset washbasin, close coupled toilet, tiled floor, tiled splashbacks, vertical style radiator, ceiling inset spotlights and an extractor fan.



An ideal bedroom for a child, guest room or even as a work from home office/games room. The occasional bedroom offers a fantastic amount of space and features a Velux window and omni-directional ceiling spotlights.



### BEDROOM 3



Currently utilised as a dressing room and an area for access to the occasional bedroom on the second floor. With a wood laminate floor, central light fitting, uPVC double glazed window to the front elevation and a double radiator.

From bedroom 3 a series of wooden steps with bi-folding door provides access to the

### OCCASIONAL BEDROOM



### GARDENS

To the front of the property is a patio garden, enclosed by a stone wall, that creates a charming kerb appeal to the property.



To the rear is a spacious multi-tier garden, featuring patio, two artificial lawned sections and an upper decked seating space that houses a large fish pond. The rear garden is walled and fenced to



create a secure space, ideal to sit back and relax whilst enjoying the sun.



### **PARKING & GARAGE**

Accessed via a shared drive; at the head is a large, single, garage offering a secure parking space or additional storage. To the front of the garage is another potential parking space.

### **GENERAL**

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

### **TO VIEW**

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

### **LOCATION**

What3words: [///learn.wages.stones](https://www.what3words.com/learn.wages.stones)

Google Plus Code: P668+3G5 Brighouse

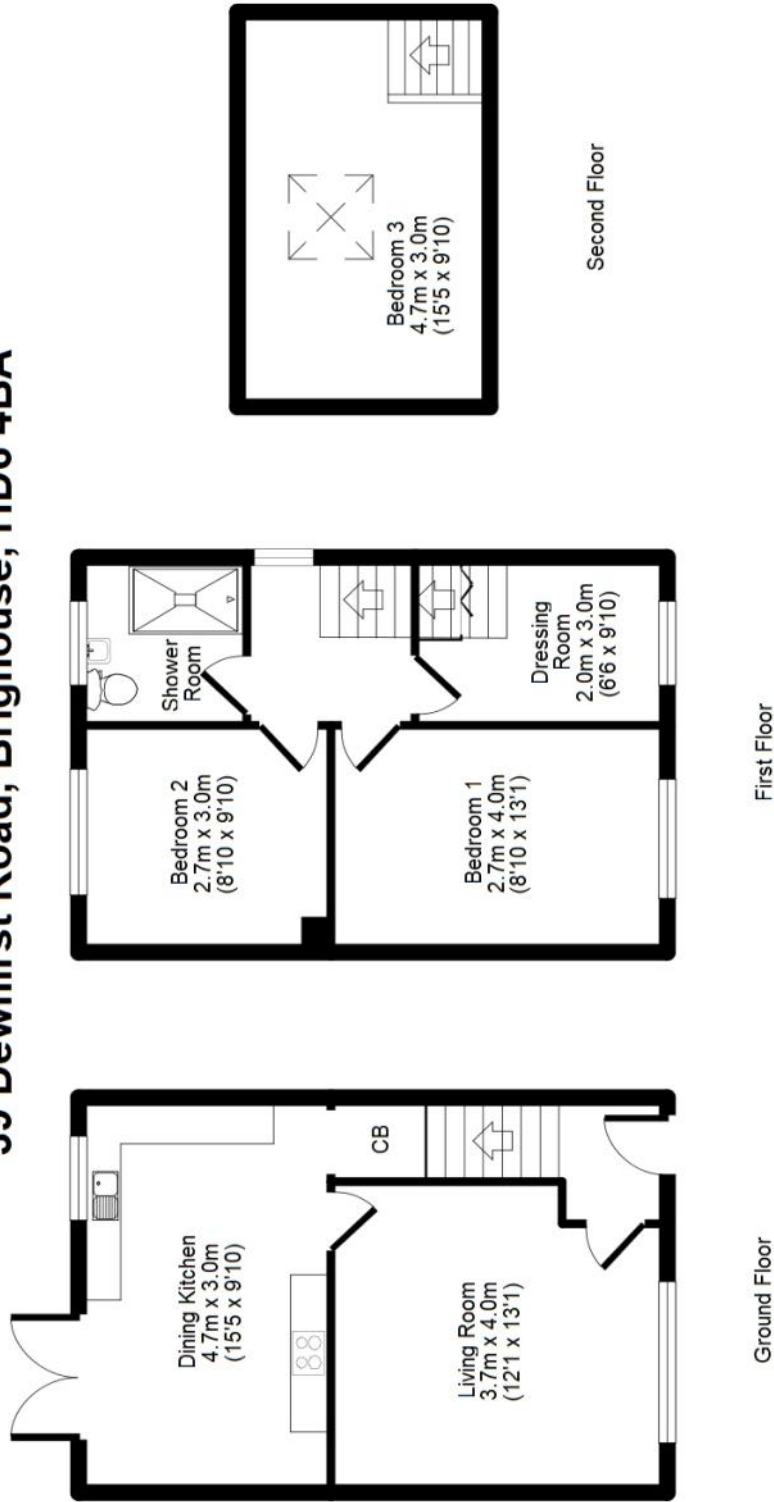
For sat nav users the postcode is: HD6 4BA

### **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: 80 sq. m / 859 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. All images and dimensions are not intended to form part any contract or warranty.

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