

MARSH & MARSH PROPERTIES

9 Lower Finkil Street, Brighouse, HD6 2LR

£275,000



Situated on the quiet and highly sought after Lower Finkil Street is this three bed roomed, semi-detached, family home. Its charming frontage is enhanced by a shrub and tree border, with pebbled front garden, that offers a welcoming kerb appeal as well as enhancing privacy. To the rear of the property is a low-maintenance patio and lawned garden, fully enclosed, offering an ideal place to sit back and relax. A front driveway offers private parking for a car.

Internally the property is beautifully presented throughout, having been extensively renovated to a high quality standard, bringing the property back to life after 50 years and, therefore, offering the opportunity to move in with little to no work required. If you are looking for a smart and stylish family home, this will be the one for you. With its warm and welcoming living room, highly-functional dining kitchen, three good sized bedrooms and well-appointed house bathroom. The property also benefits from a boarded loft offering plenty of additional storage space.

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 fantastic number of features on offer with this property, including its sought after location, front and rear gardens and immaculate internal condition, an appointment to view is essential.

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

HALLWAY

A welcoming reception greets you as you step inside the property that also offers a barrier from the external aspect to the internal. With a high quality Evocore flooring, single radiator and a central light fitting.

From the hallway a wooden door opens into the

LIVING ROOM



The perfect family communal space, that offers ample space for a three piece suite, along with additional furniture. The uPVC double glazed bay window, to the front elevation, bathes the room in natural light and is beautifully finished with its plantation shutter style wooden blinds. With its Evocore flooring, central light fitting, double radiator and television access point.



From the living room a wooden door opens into the

DINING KITCHEN



A spacious and highly functional dining kitchen, offering ample space for a kitchen table. An under stairs cupboard offers additional storage space that could also be utilised as a pantry. A "U" shaped set of work-surfaces, all with over and under counter cupboards and drawers, offers plenty of additional storage and work space. A composite door offers access to the rear of the property into the garden. With an integrated oven, integrated hob, extractor hood, two uPVC double glazed windows, two central light fittings, plumbing for a washing machine, space for a

fridge/freezer, Evocore flooring, tiled splashbacks and a Belfast sink with mixer tap.



From the hallway a carpeted stairs leads up to the

LANDING

With a carpeted floor, bulk-head storage cupboard, frosted uPVC double glazed window to the side elevation and central light fitting. A loft access hatch, with pull down ladder, offers access to the boarded loft that provides plenty of additional storage space.

From the landing wooden doors open into

BEDROOM 1

A generous master bedroom that can easily

accommodate a double bed and a large bedroom furniture suite. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the front elevation, which affords a charming front viewpoint.



BEDROOM 2

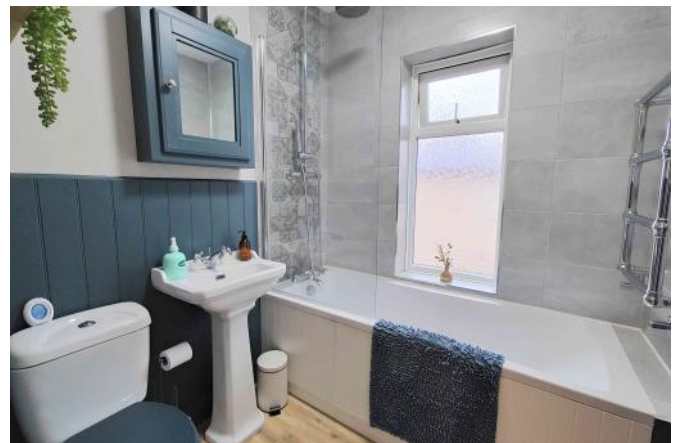
Again a spacious bedroom, offering space for a double bed along with additional bedroom furniture. The second bedroom is currently utilised as a work from home office and guest bedroom. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.



the front elevation, carpeted floor, single radiator and central light fitting.



BATHROOM



BEDROOM 3



A generous third bedroom that is ideal for a child's bedroom. With a uPVC double glazed window to

A beautifully presented bathroom that makes excellent use of the space on offer. Featuring a panel bath, over bath shower, glass splash guard, stainless steel towel radiator, pedestal washbasin, close coupled toilet, tiled splashbacks, vinyl floor, frosted uPVC double glazed window to the rear elevation, central light fitting and an extractor fan.

GARDENS

To the front of the property, bordering the driveway, is a pebbled garden, featuring shrub and tree border with wooden fence that enhances the

kerb appeal of the property.



A pathway with wooden gate opens into the rear garden. Featuring a patio seating area, central

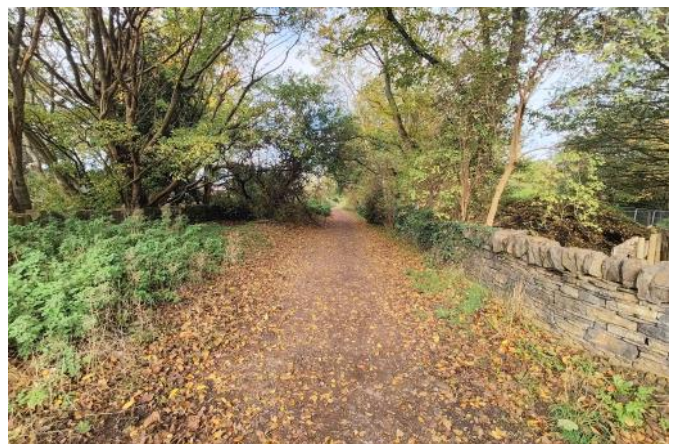
lawned area, raised flowerbed and rear garden shed, that creates the ideal place to sit out and relax. Due to its enclosed and secure nature it is the perfect place for children and pets to play.

PARKING



To the front of the property is a tarmac driveway.

FRONT VIEWS



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: ///range.cotton.repay

Google Plus Code: P683+H6R Brighthouse

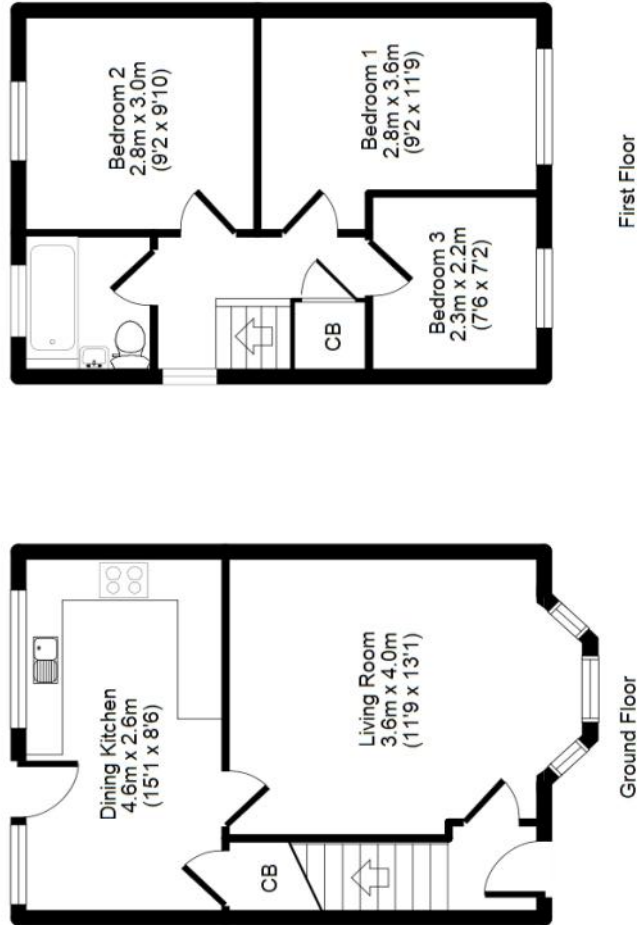
For sat nav users the postcode is: HD6 2LR

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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APPROX GROSS INTERNAL FLOOR AREA: 62 sq. m / 664 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 of any contract or warranty.

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