

MARSH & MARSH PROPERTIES

20 Blackburn Buildings, Brighouse, HD6 1QL

£92,500



A newly renovated property, perfect for any first-time buyer or property investing landlord looking for a smartly presented property in a well-connected location. The property is offered with the added advantage of being NO CHAIN. There is on-street parking located at the front of the property in the private forecourt. To the front of the property there is a communal garden that is for the use of all residents of Blackburn Buildings.

Internally, the property is beautifully presented with a modern and clean décor. The one thing the house is not short of is natural light, owing to all the large windows throughout. With its well laid-out living room & kitchen area, generous bedroom that offers space for a double bed, well-presented house bathroom and spacious storage cellar.

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

Tel: 01422 648 400

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www.marshandmarsh.co.uk

There are fantastic transport connections with the M62 motorway being within a 5-minute drive, as well as Brighouse train station also just a 5-minute drive with its excellent train connections and access to the Grand Central train service to London.

Owing to the fantastic features on offer with this property, all offered with the added advantage of being with NO CHAIN, an appointment to view is essential.

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

LIVING ROOM & KITCHEN



The open-plan living room and kitchen area is a welcoming reception as you step into the property. This modern, open plan style, living area offers space for a sofa and television. To two sides of the room are laminated work surfaces, with under counter storage cupboards. Its large uPVC double glazed window provides plenty of natural light. With its integrated oven, integrated hob, plumbing for a washing machine, space for a fridge/freezer, efficient modern electric radiator, wood laminate floor, ceiling inset spotlights and

an inset 1 ½ stainless steel sink with stainless steel mixer tap.



From the living room a wooden door opens onto a rear staircase that leads up to the

LANDING

With ceiling inset spotlights and glass panel balustrade.

From the landing wooden doors open into the

BEDROOM



The bedroom is certainly not short of natural light owing to its three uPVC double glazed windows overlooking the communal garden. With a wood

laminated floor, vertical modern style radiator, ceiling inset spotlights and airing cupboard.



BATHROOM



A beautifully presented modern bathroom that is offered with a panel bath, over bath electric shower, pedestal washbasin, close coupled toilet, tiled floors, mermaid board walls, ceiling inset spotlights and bulk head storage area.

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

CELLAR

A well-presented vaulted and dry cellar that features stone shelving and a central light fitting.



COMMUNAL GARDEN



To the front of the property is a large communal garden for the use of the residents of Blackburn Buildings. The communal garden offers seating space, flowerbeds and clothes drying areas.

PARKING

To the front of the property, and the local vicinity, there is on-street parking.

GENERAL

The property has the benefit of mains services, electric and water with the added benefit of uPVC double glazing.

TO VIEW

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

LOCATION

What3words: [///usual.peanut.stages](https://www.what3words.com/#!/usual.peanut.stages)

Google Plus Code: P62G+GWV Brighthouse

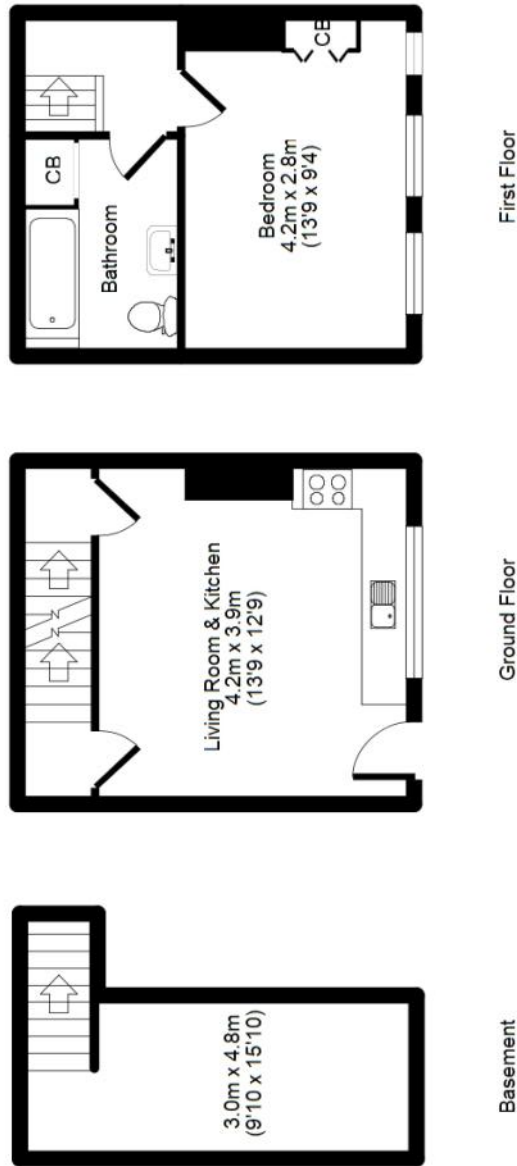
For sat nav users the postcode is: HD6 1QL

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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Floor Plan measurements are approximate and are for illustrative purposes only. For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. 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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