

# MARSH & MARSH PROPERTIES

59 Cornwall Crescent, Bailiff Bridge, HD6 4DS

£275,000



Nestled on the peaceful and highly regarded Cornwall Crescent, in the Village of Bailiff Bridge, is this beautifully presented two-bedroomed bungalow. A perfect property for a retiring couple, professional person, or anyone looking for that special something. Set back from the crescent, the property benefits from a long driveway that offers more than ample parking spaces for 4+ cars, with an additional secure parking space to the rear of the tarmac driveway. The house benefits from a beautifully presented lawned front garden that enhances the kerb appeal and privacy of the property. To the rear of the house is a well-presented decked and lawned garden, creating an ideal place to sit back and relax.

Internally the property is beautifully presented with a neutral theme throughout and, therefore, offering any prospective buyer the opportunity to move in with little work required to make this home their own. The house has charming views over the Bailiff Bridge village, to the front elevation, and benefits from a spacious living room, well-appointed kitchen, family dining room, two ground floor bedrooms, beautifully presented house bathroom and a large and spacious usable room/occasional bedroom in the roof space, ideal for a guest bedroom or additional storage.

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This property benefits from excellent transport connections to the local area, in addition to having plenty of small local shops within walking distance. Brighouse train station is just a short drive away, offering cross Pennine connections and access to the Grand Central train service to London, as well as the M62 motorway being a quick 5-minute drive providing easy access to the major cities of Leeds, Manchester and Bradford. The property is also within the catchment area of both good primary and secondary schools.

Owing to the fantastic features on offer, including the front and rear gardens, well-presented internals and highly sought after location, an appointment to view is essential in order to fully appreciate all this house has to offer.

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

#### **HALLWAY**

A welcoming reception from the moment you step inside the property. The hallway features a carpeted floor, ceiling inset spotlights, cupboard storage space and a single radiator.

From the hallway solid wooden doors open into the

#### **LIVING ROOM**



A spacious, light and bright living room that offers more than ample space for a three piece suite along with additional furniture. The living room offers a charming view overlooking the Bailiff Bridge village and the valley beyond from its uPVC double glazed window to the front elevation. A chimney breast mounted electric fireplace offers a charming central feature for the whole room.

With a carpeted floor, central light fitting, wall mounted light fittings, single radiator and a television access point.



#### **DINING ROOM**



A well-presented family dining room that offers ample space for a large dining table to the centre. Under the fixed staircase are fitted cupboards and units offering ample additional storage space. The dining room benefits from a uPVC double glazed set of French doors that open out onto the rear decking of the property. With a carpeted floor, central light fitting and double radiator.

### KITCHEN



A neatly laid out kitchen space that features laminated work surfaces to three walls in a "U" shape, all with over or under counter cupboards and drawers. The kitchen features a cooker unit, extractor, uPVC double glazed window to the front elevation, single radiator, plumbing for a washing machine, splashback tiling, vinyl flooring, omnidirectional ceiling spotlights, space for a fridge/freezer and a stainless steel 1 ½ sink with stainless steel mixer tap.

### BEDROOM 1

A good sized master bedroom that offers plenty of space for a double bed. The room also features fitted cupboards, to either side and over the bed, offering plenty of additional storage. With a carpeted floor, uPVC double glazed window to the

side elevation, central light fitting and single radiator.



### BEDROOM 2



An ideal guest bedroom, work from home office or even dressing room. With a carpeted floor, uPVC double glazed window to the side elevation, central light fitting and single radiator.

### BATHROOM

A well-presented and laid out house bathroom that features a panel bath, over bath electric shower, glass splash guard, vanity inset washbasin, close coupled toilet, tiled floor, splashback tiling, ceiling inset spotlights, stainless steel towel radiator, frosted uPVC double glazed

window to the side elevation and an extractor fan.



From the dining room a fixed staircase leads up to the

#### OCCASIONAL BEDROOM / USABLE ROOM



A fantastic addition to the property the usable room would be ideal for a hobby room, occasional bedroom or additional storage space. With a carpeted floor, omni-directional ceiling spotlights, beamed ceiling, two single radiators and two Velux windows.



#### GARDENS



To the front of the property is a charming lawned garden with steps that lead up to a raised patio seating area, offering a charming frontage to the property that certainly enhances the kerb appeal.



To the rear of the property is a decked seating space with lawned area to the rear, offering an ideal place for a barbecue or to sit out and relax.



Rear garden has a double external power point.

#### PARKING & GARAGE



To the side of the property is a long tarmac driveway offering ample space for 4+ cars.

To the rear of the driveway is a single garage offering an additional secure parking space.

#### 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. Cellar contains water stop tap and has electric power points and lights.

#### TO VIEW

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

#### LOCATION

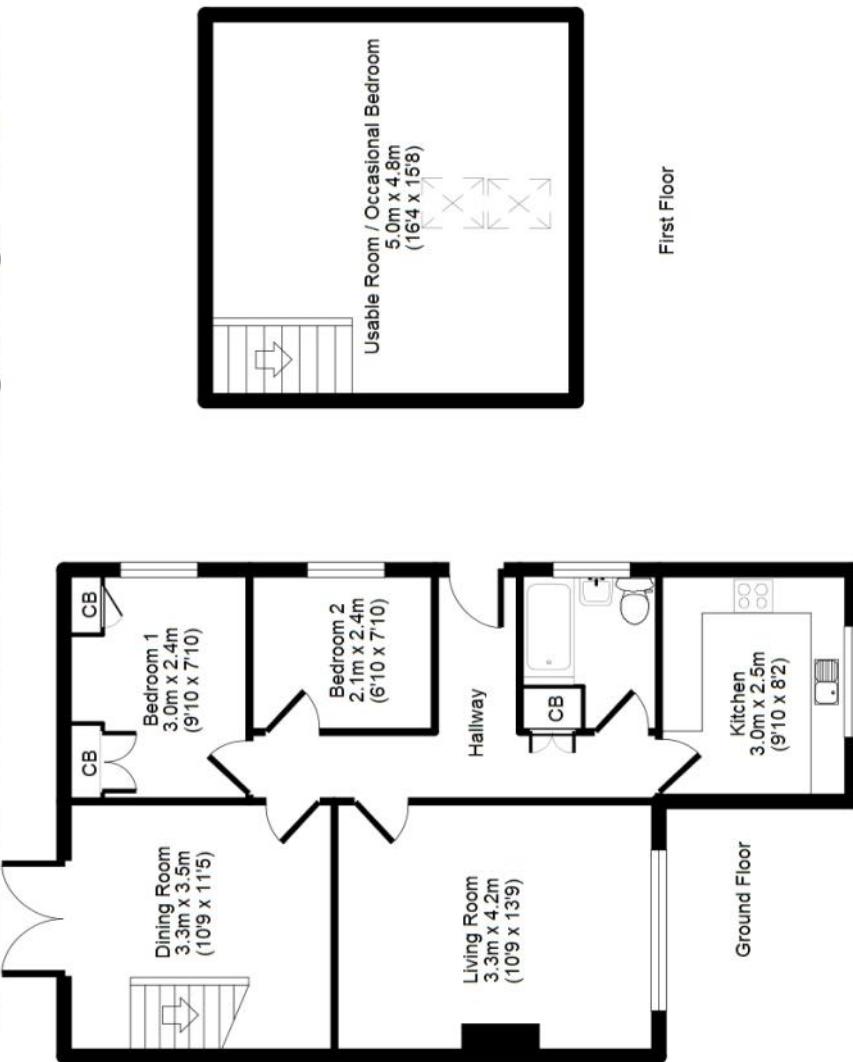
What3words: ///torch.flows.couch  
Google Plus Code: P6CC+P9P Brighouse  
For sat nav users the postcode is: HD6 4DS

#### 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: 80 sq. m / 860 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.  
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