

# Peter David

# Properties Ltd

Residential Sales and Lettings



**4 Marion Street**

, HD6 2BJ

**£750 PCM**

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# 4 Marion Street

Brighouse, HD6 2BJ

**£750 PCM**



Peter David Properties are pleased to present to the open market this TWO BEDROOM END TERRACE property located in the popular residential area of Brighouse. Being well presented throughout, the property briefly comprises; an open plan kitchen/ living room, a cellar, two bedrooms and a bathroom. Externally, the property benefits from a good sized yard to the front with Indian Flagstone patio area and on street parking. Being CONVENIENTLY LOCATED within walking distance to Brighouse town centre, as well as being within easy reach of the M62 motorway network. Pets considered on application. Available from 2nd September.

EPC rating D

Council tax band A

## Kitchen/ Living Room

Accessed through a composite door to the front aspect is the open plan kitchen/ living room. The kitchen benefits from grey gloss base units with wood effect worktops, a composite sink and drainer, an electric hob and oven and an integrated fridge. With wooden flooring and a window to the front aspect. The living room features a focal open chimney breast with stone hearth, carpeted flooring and access to the vaulted cellar.

## Cellar

A dry keeping vaulted cellar.

## Landing

Providing access to the first floor living accommodation, with space for a desk and access to the part boarded loft with a pull down ladder. Window to the side elevation.

## Bedroom One

A bright master double bedroom with neutral carpet and décor and a window to the front elevation.

## Bedroom Two

A good sized single bedroom with neutral carpet and décor and a window to the front elevation.

## Bathroom

A modern bathroom with marble effect aqua boarded walls, a bath with shower over, a WC, a hand basin encased in a vanity unit and a heated towel rail. With an internal window into bedroom one, providing some borrowed light.

## External

Externally the property has on street parking and a yard with Indian Sandstone flagged patio.

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Directions

For Satnav please use the postcode HD6 2BJ



Road Map



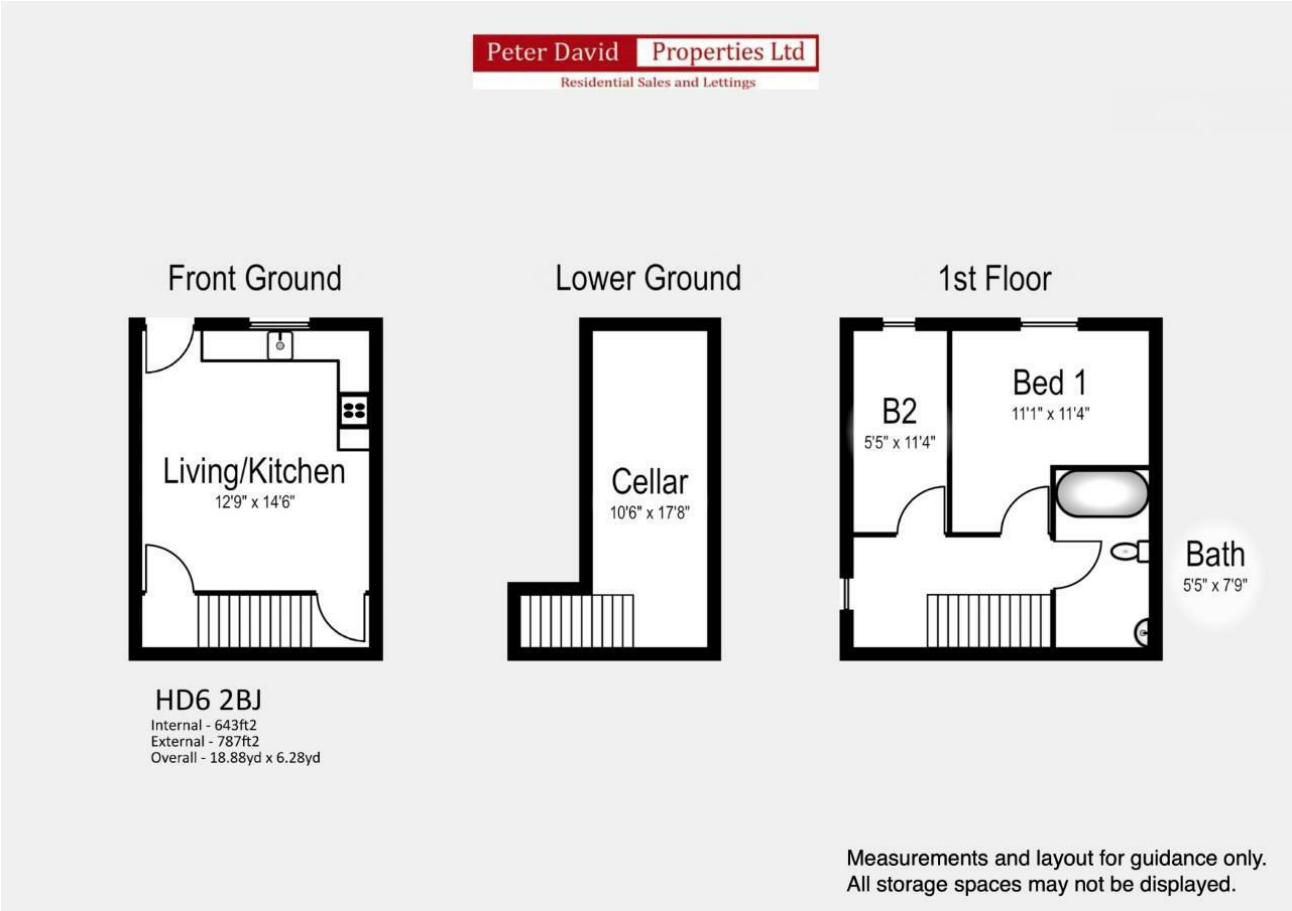
Hybrid Map



Terrain Map



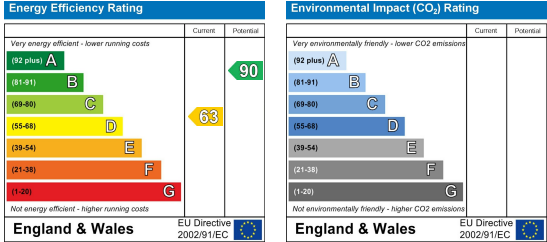
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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