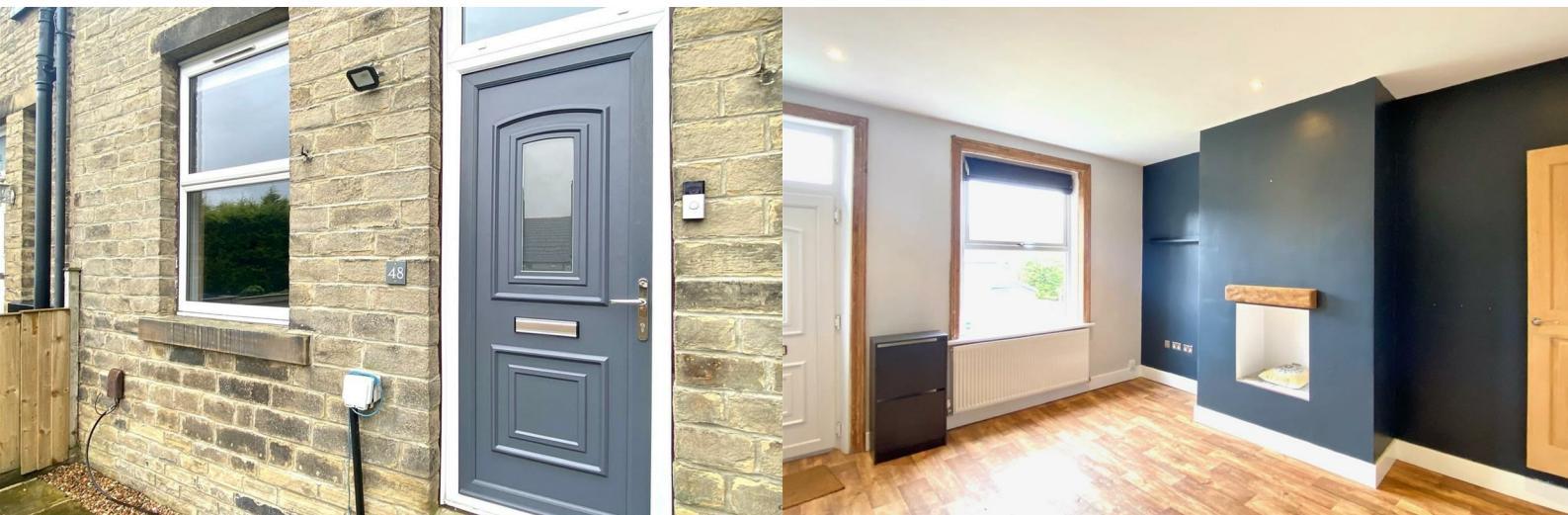




## 48 Marion Street

Brighouse, HD6 2BJ

**£140,000**



# 48 Marion Street

Waring Green, Brighouse, HD6 2BJ

**£140,000**



Nestled on the charming Marion Street in Brighouse, this recently renovated terraced house presents an excellent opportunity for both first-time buyers and those seeking a low-maintenance home. The property boasts two double bedrooms, providing ample space for relaxation and rest. The recently fitted shower room is modern and stylish, ensuring comfort for all residents.

As you enter, you are welcomed by an inviting open plan living area, which features contemporary units and a delightful decorative open fireplace, perfect for creating a warm and cosy atmosphere. This versatile space is ideal for entertaining guests or enjoying quiet evenings at home.

The property is situated in an ideal location, conveniently close to local schools and amenities, making it perfect for families and professionals alike. The low maintenance garden space, complete with artificial lawn, offers a pleasant outdoor area without the hassle of extensive upkeep, allowing you to enjoy your leisure time to the fullest.

With no onward chain, this property is ready for you to move in and make it your own. Don't miss the chance to view this delightful home on Marion Street, where comfort and convenience meet in a lovely setting.

## Open Plan Living Kitchen

A spacious open plan living and kitchen area with laminate flooring and a decorative open feature fireplace. A navy kitchen has plenty of cupboard space with wooden worktops as well as an integrated oven, hob and stainless steel sink and drainer.

## Cellar

Accessed from the kitchen, the cellar has plenty of storage space and has an electrical supply providing space for utilities.

## Bedroom One

A double bedroom overlooking the garden benefiting from a built in storage cupboard over the stairs..

## Bedroom Two

A second double bedroom overlooking the garden.

## Bathroom

A fully tiled shower room with a w/c, heated towel rail and hand basin.

## External

The property is set back from Marion street as a back to back property giving it the benefit of a private garden with artificial lawn and patio area.

## Directions

For Satnav please use the postcode HD6 2BJ

## Viewings

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

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD

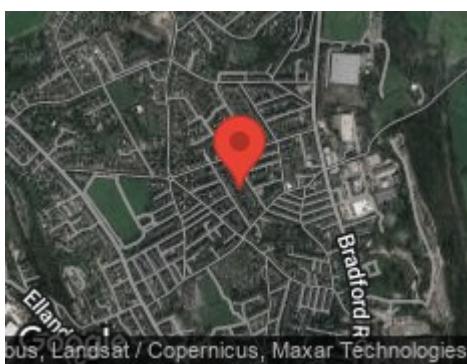
BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map



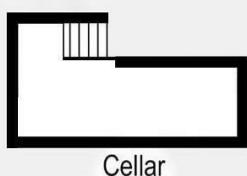
## Terrain Map



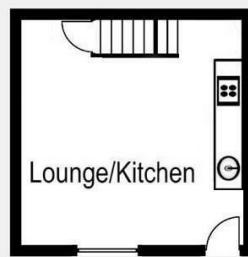
## Floor Plan

Peter David Properties

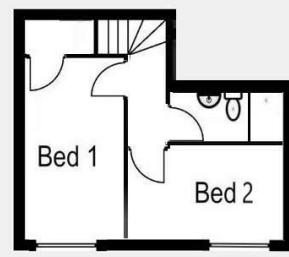
Lower Ground



Front Ground



1st Floor

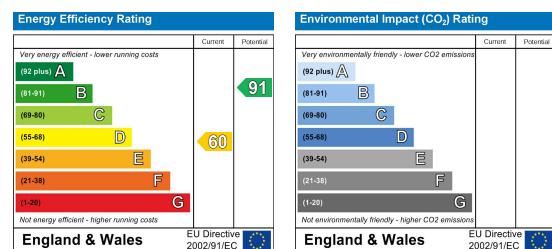


This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

## 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



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.