

MARSH & MARSH PROPERTIES

1 South Grove, Hove Edge, Brighouse, HD6 2PQ

£255,000



A property such as this is certainly a rare treat and will be something special that requires further attention. This stone built, two bedroomed, detached, property is located in the heart of the well regarded and highly sought after Hove Edge village in Brighouse. If you are looking for a smart new home, a place to downsize, or that very special something, this will be that new home for you. Benefitting from a community feel and pleasant surroundings; from the front elevation the house appears unassuming but hides a secret gem, the stunning, south-facing, rear lawned and flowerbed garden offering the perfect setting to sit back and relax. The property also offers private parking with a tarmac driveway to the side elevation.

Internally, the property is well-presented with a modern décor that, when twinned with traditional features, offers a real eclectic style that will impress as soon as you step inside. Being a real TARDIS, feeling bigger inside than the frontage suggests, this property features a dining kitchen, spacious living room, cosy sun room, two bedrooms and a house bathroom.

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Its well-connected location provides easy access to all main roads and is just a short 15 minute walk from Brighouse town centre and has quick access to the convenient shops of the Kershaw's Garden Centre shopping complex. The M62 is just a 10 minute drive away providing quick access to the main cities of Leeds, Manchester and Bradford. Brighouse train station also provides excellent rail links to the surrounding area including access to the Grand Central train service. The property is also within easy walking distance of good primary and secondary schools.

Owing to the truly fantastic features this property has to offer, its highly sought after residential location and stunning south facing rear gardens, an appointment to view is essential in order to fully appreciate this charming home.

From the front of the property a uPVC double glazed door opens into the

DINING KITCHEN



A welcoming first impression from the moment you step inside the property, the dining kitchen has been well appointed and presented to create a warm, homely feel. The room has space for a

dining table to one side, with wooden work surfaces to two walls, with full height over and under counter cupboards and drawers. The room's dual aspect nature, with uPVC double glazed windows to the front and rear elevations, offers ample natural light. With a cooker unit, extractor, ceiling mounted creel feature, two central light fittings, plumbing for a washing machine, integrated dishwasher, stone flooring, tiled splashbacks, double radiator, integrated fridge/freezer and an inset sink with mixer tap.



From the dining kitchen a wooden door opens into the

SUN ROOM





A brilliant addition to the property that offers an ideal place to sit back and enjoy the views over the south facing garden to the rear elevation. The room has multiple uPVC double glazed windows, to the side and rear elevations, and a set of uPVC double glazed French doors that open into the garden. With a wooden floor, double radiator, wall mounted light fittings and Velux window.

From the kitchen a wooden door opens into the

HALLWAY

With a central light fitting and a uPVC double glazed door that opens into the rear garden - the hallway offers an additional access point to the property.

From the hallway a wooden door opens into the

LIVING ROOM



A beautifully presented living room that offers ample space for a three piece suite along with additional furniture. The room benefits from a feature open plan fireplace, with a tiled hearth and granite mantelpiece, that offers a central focal point for the whole room. With a wooden floor, central light fitting, wall mounted light fittings, cornice to ceiling, ceiling rose, double radiator,

uPVC double glazed window to the front elevation and a television access point.



From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, two central light fittings, uPVC double glazed window to the front elevation and a single radiator.

From the landing wooden doors open into

BEDROOM 1



A large and spacious master bedroom that can accommodate a double bed along with additional

bedroom furniture. With a central light fitting, carpeted floor, double radiator, cornice to ceiling and a uPVC double glazed window overlooking the gardens to the rear elevation.



BEDROOM 2



A good sized second bedroom that also overlooks the gardens to the rear elevation from its uPVC double glazed window. With a carpeted floor, central light fitting and double radiator.

BATHROOM



A neatly laid out and modern bathroom that makes excellent use of the space on offer. With a panel bath, over bath rainfall shower, glass splashguard, vanity inset washbasin, close coupled toilet, tiled floors, tiled walls, central light fitting, extractor fan, stainless steel towel radiator and a uPVC double glazed window to the front elevation.

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

CELLAR



A generous storage cellar, ideal for the property that is offered with a central light fitting, plumbing, power outlets and a window to the front elevation.

GARDENS



The real pièce de résistance of the property are the generous, south-facing, rear gardens. Comprising: a flagged patio area, brick paving, lawned areas, all surrounded by a flower bed with trees and wooden fence. The perfect backdrop to the property offering an ideal sanctuary to sit back and relax, to have a barbeque or for children and pets to play.

PARKING

To the side of the property a private driveway offers parking for a car.



There is additional on-street parking to the front of the property.

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: [///carry.meant.grin](https://www.what3words.com/#!/carry.meant.grin)

Google Plus Code: P57W+VM6 Brighouse

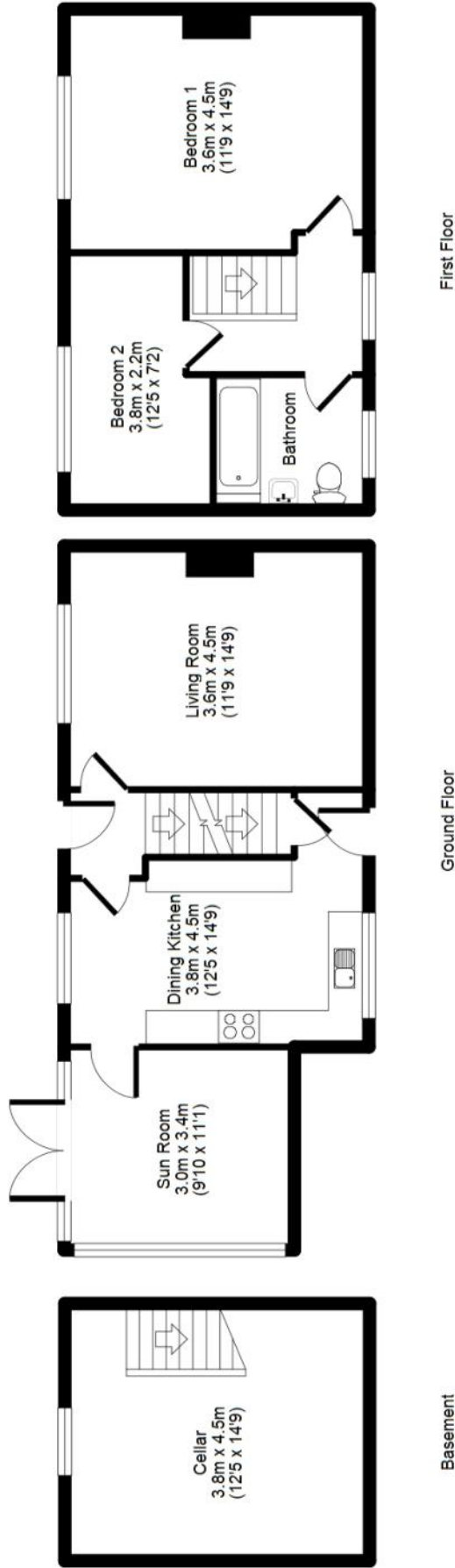
For sat nav users the postcode is: HD6 2PQ

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: 94 sq. m / 1010 sq. ft

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