

MARSH & MARSH PROPERTIES

22 Newlands Close, Woodhouse, HD6 3RJ



A charming and well situated terraced, stone built, property that would be of special interest to a first time buyer, property investing landlord or a small family. The property is located at the end of a small cul-de-sac, in a highly sought after residential location, just a "stone's throw" from Brighouse town centre. From the front aspect this house benefits from far reaching views over to Clifton and to the rear is a well maintained landscaped garden, in a peaceful setting, presenting the perfect getaway on a sunny day.

From the front of the property the pebbled garden, with flagged pathway and steps, leads up to the front door, giving this house excellent kerb appeal. To the side of the row of houses is a single garage with driveway parking running down to the roadside, on street parking to the front of the property and extra guest parking in the cul-de-sac; parking is in plentiful supply.

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Internally the property is well presented, in a modern and neutral décor throughout, creating a property in a ready to move in state. With two bedrooms, family shower room, dining kitchen and living room, all in good decorative order. The property also benefits from being within close proximity to the local outstanding primary and good secondary schools, as well as Brighouse train station and the M62 motorway with cross Pennine connections.

Owing to the condition of the property, south facing garden, popular residential location, proximity to Brighouse and the local amenities, all offered with the added advantage of NO CHAIN, an early appointment to view is encouraged to avoid missing out on this rare opportunity.

From the front of the property a sweeping flagged front pathway leads up to the front composite double glazed door. The front door opens into the

PORCH



An excellent addition to the property offering a barrier from the external aspect to the internal, as well as the ideal place to store coats and shoes. With a vinyl floor, uPVC double glazed window to the front elevation, central light fitting and wall mounted coat hooks.

From the porch a wooden door opens into the

LIVING ROOM

A sizable and open living room, kept light and bright due to the wood effect uPVC double glazed windows with Georgian bar to the front elevation and the numerous ceiling inset spotlights. A natural central feature is created by the gas fireplace, with marble hearth and mantelpiece.

The stairs create a separate space that is currently used as a storage area. With cornice to ceiling, TV access point, single radiator and fully carpeted throughout.



From the living room an opening leads into the

DINING KITCHEN



An immaculately presented kitchen, beautifully presented and maintained that is brightly lit via numerous ceiling insert spotlights, as well as the uPVC double glazed window to the rear elevation and the uPVC double glazed French doors that offer access into the rear garden. The French doors create a natural flow from the internal aspect into the garden and provide a beautiful view from the kitchen's dining area. The kitchen features a laminated set of work surfaces, in a "U" shape, to one side of the room, with a small laminated work surface to the opposite side

creating a breakfast bar. With a single radiator, wood laminate floors, fitted hob, extractor hood, fitted oven, splashback, plumbing for a washing machine, fitted fridge/freezer and a stainless steel sink with stainless steel mixer tap.



From the living room a series of carpeted stairs leads up to the

LANDING

A fully carpeted landing with central light fitting.

From the landing wood panel doors open into

BEDROOM 1



A large master bedroom with ample space for a

double bed. The room is kept light and bright owing to the large set of uPVC double glazed windows, to the front elevation, as well as the central light fitting. There is a complementing colour scheme throughout making use of neutral tones, creating a calming ambiance. To one side of the room is a fitted, sliding door, mirrored wardrobe creating additional storage space. With single radiator, fully carpeted and cornice to ceiling.



BEDROOM 2



The second bedroom is perfect for a child or as a work from home office space. The uPVC double glazed window overlooks the garden, to the rear, as well as capturing the sun from the southern aspect. With carpeted floors, central light fitting and single radiator.

BATHROOM

A beautifully presented shower room making excellent use of the space available, creating a light and bright environment. Lit via a set of ceiling mounted spotlights and a frosted uPVC double glazed window to the rear elevation. With a walk-in style rainfall shower, glass splash guard, close coupled toilet, ½ pedestal washbasin, tiled walls to ceiling, wood laminate flooring, extractor

fan and a stainless steel towel radiator.



From the master bedroom a pull down ladder offers access to the

LOFT

A part boarded loft that also houses the boiler. The loft offers plenty of additional storage space.

GARDENS



To the front of the property is a low maintenance slate garden, bordering the front flagged pathway to either side, that offers a charming kerb appeal.



To the rear of the property is a patio garden, to the edge of the building, creating the ideal place

to sit back and relax. A long slate pathway leads to the far end of the garden. To either side of the garden are numerous flowerbeds offering a beautiful backdrop to the property, ideal for anyone who has green fingers. The rear garden is enclosed by hedge and wooden fence.



PARKING



To the end of the row of the properties there is a single garage offering secure parking. At the base of the front garden (at the top of the cul-de-sac) there is on street parking for an extra car and an extra shared parking bay for visitors.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

TO VIEW

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

LOCATION

What3words: [///cooks.animal.slime](#)

Google Plus Code: M6WC+QX2 Brighthouse

For sat nav users the postcode is: HD6 3RJ

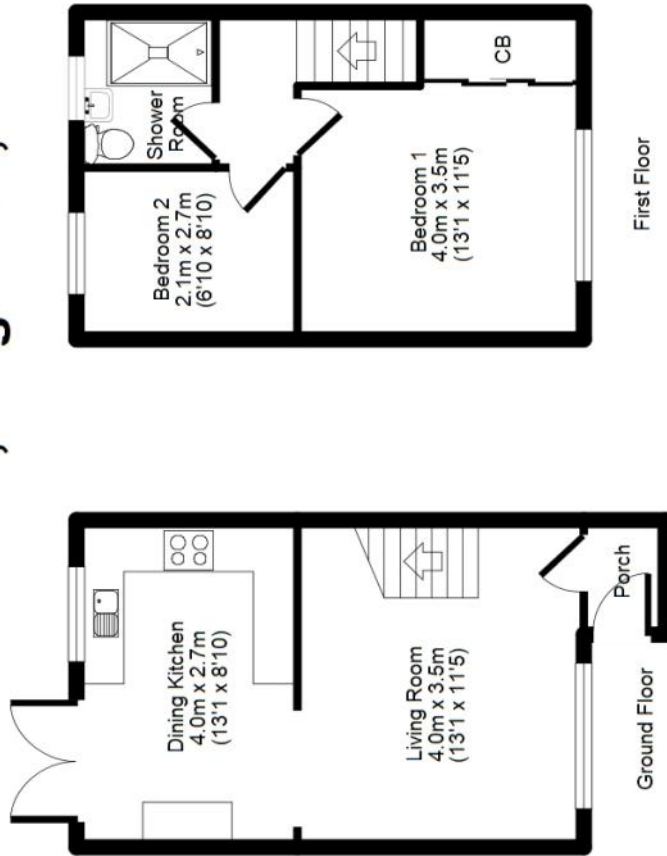
MORTGAGE ADVICE

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.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 51 sq. m / 548 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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