

MARSH & MARSH PROPERTIES

460 Bradford Road, Bailiff Bridge, HD6 4EA

£250,000



Located on a corner plot is this three bedroomed, semi-detached, property; offered with the added advantage of being with NO CHAIN. This house offers a fantastic opportunity for any prospective buyer wanting something they can truly turn into their own home. Its corner plot means the property features surrounding gardens, with lawns, flowerbeds and patio seating areas offering something for everyone. The house also benefits from a single, detached, garage to the rear of the brick paved driveway, offering private parking for two cars.

Internally the property does require modernisation, offering the ideal opportunity for any prospective buyer to put their own stamp on their new home. The house benefits from a spacious living room, family dining room, rear kitchen, ground floor WC, three bedrooms (two with ample space for a double bed and both featuring fitted wardrobes) and a house shower room. Just step inside and you will immediately notice the vast potential on offer.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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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 potential on offer with this property, its sought-after residential location and surrounding gardens, all offered with the added advantage of being with NO CHAIN, an appointment to view is essential.

From the side, or front, of the property aluminium doors open into the

HALLWAY

With a carpeted floor, under stairs cupboard storage space, single radiator, two central light fittings and cornice to ceiling.

From the hallway wooden doors open into the

LIVING ROOM



A spacious living room that offers more than ample space for a three piece suite. A gas fireplace creates a charming central feature for the whole room. With a carpeted floor, central light fitting, cornice to ceiling, uPVC double glazed window to the front elevation, single radiator and a television access point.



DINING ROOM



The dining room offers plenty of space for a family dining table. With a corner shelving unit, carpeted floor, uPVC double glazed window to the rear elevation, central light fitting and cornice to ceiling.

From the dining room a wooden door opens into

KITCHEN



A well laid out kitchen that features laminated work surfaces to either side of the room, both with over and under counter cupboards and drawers. With a tiled floor, tiled splashbacks, uPVC double glazed windows to both sides of the room, central strip light, cooker unit, single radiator, plumbing for a washing machine, integrated fridge and an inset stainless steel 1 ½ sink with mixer tap.

From the hallway a wooden door opens into the

WC

With a carpeted floor, frosted double glazed window to the side elevation, central light fitting and a low flush toilet.

From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, loft access hatch, cornice to ceiling, double glazed window to the side elevation and central light fitting.

From the landing wooden doors open into

BEDROOM 1



A generous master bedroom that can accommodate a double bed along with additional bedroom furniture. The room also benefits from multiple fitted wardrobes. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.

BEDROOM 2



Another good sized double bedroom, again benefitting from fitted wardrobes to one side of the room. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.



BEDROOM 3



A generous third bedroom that is the perfect work from home office space, guest room or child's bedroom. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.

SHOWER ROOM



A well laid out shower room that features a corner shower cubicle, vanity inset washbasin, close coupled toilet, mermaid board splashbacks, carpeted floor, central light fitting and a frosted uPVC double glazed window to the rear elevation.

GARDENS



The property benefits from surrounding gardens to the front, side and rear elevations. To the front is a lawned garden, with flower beds and shrubs

that create a charming kerb appeal to the property. To the side is a spacious patio area with a flowerbed border. To the rear is an enclosed patio seating area, ideal for a barbeque or to sit and relax.



PARKING



The property benefits from a brick paved private driveway with a single, detached, garage to the rear of the drive offering up to two secure parking spaces.

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: [///urgent.deal.tidy](https://www.what3words.com/urgent.deal.tidy)

Google Plus Code: P6GF+65W Brighouse

For sat nav users the postcode is: HD6 4EA

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: 88 sq. m / 943 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. 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. All images and dimensions are not intended to form part of any contract or warranty.

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