

# MARSH & MARSH PROPERTIES

54 Granny Hall Lane, Brighouse, HD6 2JG

£199,950



This charming, two bedroomed, end-of-terrace, is situated on the highly sought after Granny Hall Lane, in Brighouse and offers a fantastic opportunity for any first time buyer, downsizing couple or property investing landlord. This house is offered with the added advantage of being NO CHAIN. There is ample on-street parking, to the front elevation, with a curved secondary road to the front of the property alongside on-street parking. Its set-back nature, with it being elevated, offers a private position that also means the property is set away from traffic. The house benefits from a low-maintenance patio garden, to the front, that enhances the kerb appeal as well as a south-facing lawned and patio garden to the rear elevation, creating the ideal place to sit back and relax.

Internally the property has plenty on offer, with a good amount of internal space, in a neutral décor, with the potential for any prospective buyer to move in and put their own stamp on the property. With its generous living room, well-appointed kitchen (that features a large pantry storage cupboard), two bedrooms (one being the master bedroom that is large enough to accommodate a super king sized bed), house bathroom and a boarded loft which offers a fantastic amount of additional storage space. Just step inside and you will immediately notice the potential on offer with this smart home.

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Situated in Brighouse, with excellent local amenities yet located in a peaceful location. The property benefits from being in the catchment area of good infant, primary and secondary schools, all within a short walking distance. This property also boasts excellent transport links, with quick and easy access to Brighouse town centre as well as its train station. The property is only a short drive from the M62 motorway, offering direct access to Leeds and Bradford, as well as cross Pennine connections to Manchester. There is also a park just 5 minutes' walk away.

Owing to the numerous fantastic features on offer with this property, including its sought after location, front and rear gardens and spacious internals, all offered with the added advantage of NO CHAIN, an appointment to view is essential.

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

### HALLWAY

A charming reception to the property that is an ideal barrier from the external to the internal. With a carpeted floor, wall mounted coat hooks and a central light fitting.

From the hallway a wooden door opens into the

### LIVING ROOM



A spacious and bright living room that offers more than ample space for a three piece suite along with additional furniture. The living room features a covered fireplace, with stone hearth and wooden mantelpiece, which creates an ideal central feature. A uPVC double glazed window to the rear elevation overlooks the south-facing gardens. With a carpeted floor, picture rail,

cornice to ceiling, double radiator, central light fitting and television access point.



From the living room a wooden door opens into the

### KITCHEN



A well-appointed kitchen that features laminated work surfaces to three sides, all with over and under counter cupboards and drawers. The kitchen features a large pantry storage cupboard to one side offering ample additional storage space. A uPVC double glazed door provides access to the front garden and pathway leading down to the roadside. With an integrated hob, integrated oven, stainless steel extractor, double radiator,

uPVC double glazed window to the front elevation, plumbing for a washing machine, plumbing for a dishwasher, central light fitting, space for a fridge/freezer and a stainless steel sink with stainless steel mixer tap.



From the hallway carpeted stairs lead up to the

### LANDING

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

From the landing wooden doors open into

### BEDROOM 1



A rather large master bedroom that offers more than ample space for a super king sized bed. The bedroom has two uPVC double glazed windows, overlooking the rear south-facing gardens, with a charming outlook and providing ample natural light. With a wood laminate floor, central light fitting, picture rail and a double radiator.



### BEDROOM 2



A good sized second bedroom that could accommodate a double bed and features fitted wardrobes to one side. With a carpeted floor, uPVC double glazed window to the front elevation, central light fitting and single radiator.



## BATHROOM



A neatly laid out house bathroom that features a panel bath, glass splashguard, over bath shower, pedestal washbasin, close coupled toilet, vinyl floor, splashback tiling, frosted uPVC double glazed window to the front elevation, central light fitting, extractor fan and single radiator.

From the landing a metal pull down ladder leads up to the

## BOARDED LOFT

Almost fully boarded, the loft offers a fantastic amount of additional storage space and features a central light fitting and carpeted to most areas.

## GARDENS

At the front of the property is an elevated patio garden, bordered by stone wall, and features a wooden constructed bin store. The front garden borders the pathway that leads to both access doors of the property.

To the rear of the property is the charming lawned and patio gardens, featuring a south facing orientation creating a real sun trap. The ideal place to sit out and relax or to have a barbeque.



## PARKING

The property benefits from ample on-street parking.



### **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: [///rival.cats.racing](https://www.what3words.com/rival.cats.racing)

Google Plus Code: P665+2GF Brighthouse

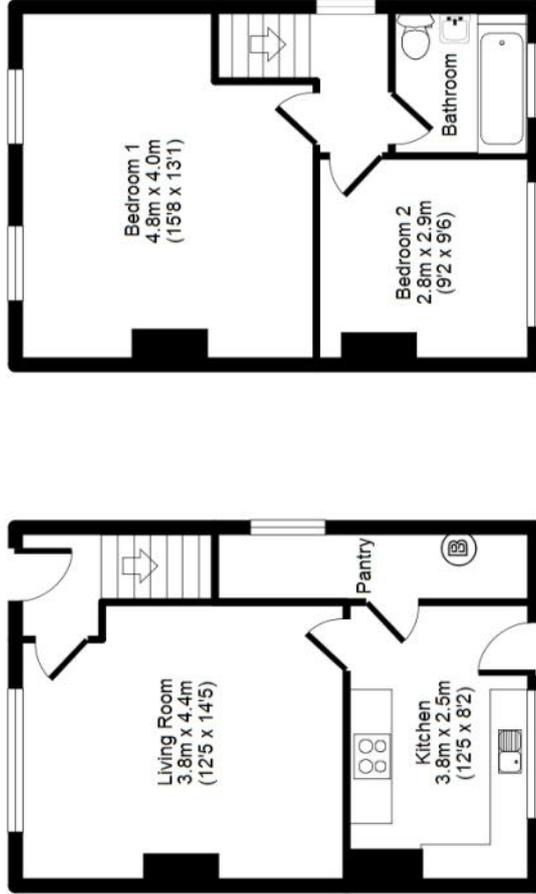
For sat nav users the postcode is: HD6 2JG

### **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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## 54 Granny Hall Lane, Brighouse, HD6 2JG



Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 66 sq. m / 712 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.

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