

# MARSH & MARSH PROPERTIES

21 Spruce Heights, Hove Edge, Brighouse, HD6 2JS

£240,000



Situated on a quiet and charming cul-de-sac is this three bedrooomed, semi-detached, property - offered with the added advantage of NO CHAIN - this property is perfect for any first time buyer, professional couple or anyone looking for that special something. Located at the head of the cul-de-sac, benefitting from a quiet position, the house offers a welcoming frontage from the moment you arrive. There is ample parking available, with a brick paved driveway to the front elevation for a car and a tarmac driveway to the side elevation which offers additional parking for two cars. To the rear of the property is a charming, and fully enclosed, patio and lawned garden, creating the ideal place to sit back and relax or for children and pets to play.

Internally the property offers a surprising amount of space, with a modern feel throughout and a light and bright décor in every room. Its beautifully presented internals offers the opportunity for any prospective buyer to move in with little work required. With its spacious and open plan living/dining room, well-presented kitchen, ground floor WC, three bedrooms (two with ample space for a double bed and with fitted wardrobes) and a well-presented house bathroom.

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There are excellent local shops and services close by and a park within 5 minutes' walk. The property is also within the catchment areas of good primary and secondary schools, all within easy walking distance. This property benefits from good transport connections to the local area, with Brighouse town centre being just a quick 3 minute drive or 10 minute walk away. The M62 motorway is just 10 minutes' drive from the property providing quick links to the major cities of Leeds, Bradford and Manchester. Brighouse train station is well connected and provides fantastic train connections to all local towns, including access to the Grand Central train service.

Owing to the truly fantastic nature of this property, its ample private parking, enclosed rear garden and beautifully presented internals, all with the added advantage of NO CHAIN, an appointment to view is essential.

From the front elevation a high quality composite door opens into the

#### **HALLWAY**

A spacious and open hallway that offers the ideal welcoming reception from the moment you step inside the property. With a wood laminate floor, under stairs cupboard storage and a central light fitting.

From the hallway wooden doors open into the

#### **LIVING ROOM**



An ideal room for modern living, the living room has ample space for a three piece suite to one side as well as a family dining table to the other, creating a multi-purpose living area, perfect for today's busy lifestyle. The living room features

uPVC double glazed French doors that open out onto the rear garden. With a wood laminate floor, two central light fittings, two single radiators, uPVC double glazed window to the rear elevation offering further natural light and a television access point.



#### **KITCHEN**

A beautifully presented and well finished kitchen that creates a highly functional space. The kitchen features laminated work surfaces to three walls, all with over or under counter cupboards and drawers. The kitchen is well lit via ceiling inset spotlights, under cupboard lighting, base board spotlights, in addition to the natural light from the uPVC double glazed window to the front

elevation. With an integrated oven, integrated hob, extractor hood, tiled flooring, splashbacks, modern style radiator, plumbing for a washing machine, integrated dishwasher, integrated fridge/freezer and a stainless steel sink with stainless steel mixer tap.



## WC

A fantastic addition to the property, the ground floor WC offers well-presented and convenient facilities. With a tiled floor, close coupled toilet, vanity inset washbasin, central light fitting, frosted uPVC double glazed window to the front elevation and a modern style radiator.



From the hallway a carpeted staircase leads up to the

## LANDING

With a carpeted floor, single radiator, storage cupboard and loft access hatch.

From the landing wooden doors open into

## BEDROOM 1



A large master bedroom that offers ample space for a double bed along with additional furniture, with the benefit of multiple fitted wardrobes and cupboards offering additional storage space. The bedroom features a wood laminate floor, two uPVC double glazed windows to the front

elevation, central light fitting and a single radiator.



### BEDROOM 2



Another good sized bedroom that can accommodate a double bed. This room also has a corner fitted wardrobe offering further storage space. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.

### BEDROOM 3



An ideal place for a work from home office, guest bedroom or child's room. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.

### BATHROOM



A beautifully presented house bathroom that benefits from a panel bath, over bath shower, glass splash guard, vanity inset washbasin, close coupled toilet, tiled floor, splashback tiling, ceiling inset spotlights, stainless steel towel radiator, frosted uPVC double glazed window to the side elevation and an extractor fan.

### GARDENS



A well-presented rear garden, fully enclosed and gated to the driveway to the side elevation, creating the ideal place for children and pets to play in a secure setting. To the edge of the property is a patio seating area, perfect for sitting out and relaxing or for a barbecue. To the edge of

the patio is a lawned section leading down to the far end where a pebbled garden runs up to the rear hedge. A garden shed offers additional storage space to the rear.



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.

#### **PARKING**

To the front of the property a brick paved driveway offers parking for a car.

To the side of the rear garden a tarmac driveway offers additional parking for two cars.

#### **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: ///nation.views.bunk

Google Plus Code: P686+VFF Brighouse

For sat nav users the postcode is: HD6 2JS

#### **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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# 21 Spruce Heights, Hove Edge, Brighouse, HD6 2JS



First Floor

Ground Floor

APPROX GROSS INTERNAL FLOOR AREA: 73 sq. m / 785 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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