



43 Marion Street

Waring Green, Brighouse, HD6 2BJ

£195,000

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Nestled on Marion Street in the charming town of Brighouse, this end terrace house presents a wonderful opportunity for families and professionals alike. This deceptively spacious home boasts three double bedrooms, ensuring ample room for relaxation and personal space. The property is well presented throughout, featuring two inviting reception rooms that provide versatile living areas, perfect for entertaining guests or enjoying quiet evenings at home.

Convenience is key, with a downstairs w/c adding to the practicality of the layout. The gardens to the front, side, and rear of the property offer delightful outdoor spaces for gardening, play, or simply unwinding in the fresh air.

Situated in an ideal location, this home is within easy reach of local schools and amenities, making it a perfect choice for families seeking a vibrant community. The combination of space, comfort, and accessibility makes this property a must-see. Viewing is essential to truly appreciate the generous space and potential this home has to offer. Don't miss the chance to make this lovely house your new home.

Entrance Hallway

A spacious entrance hallway leading in from the front of the home providing access to the living room, dining room and kitchen.

Living Room

Overlooking the front of the home with a decorative feature fireplace and a large bay window. Tastefully decorated this room provides a cosy space in which to relax and unwind.

Dining Room

Overlooking the rear of the home the dining room has laminate flooring and space for a large dining table as well as storage in the alcoves.

Kitchen

With white base and wall units, there is ample work surface and storage space as well as a cooker and hob, sink and drainer and room for a fridge freezer.

W/C

With a hand basin and w/c accessed from the hallway.

Bedroom One

A large double bedroom overlooking the front of the home.

Bedroom Two

A double bedroom to the rear of the property.

Bedroom Three

A well sized single / small double bedroom to the front of the home.

Bathroom

With a bath tub, twin handbasins and w/c, the bathroom is tastefully tiled.

Storage cupboard

Additional storage accessed from the landing.

External

The property is set in a well sized plot with gardens to the front, side and rear, with a patio and artificial lawn.

Directions

For Satnav please use the postcode HD6 2BJ

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the

dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



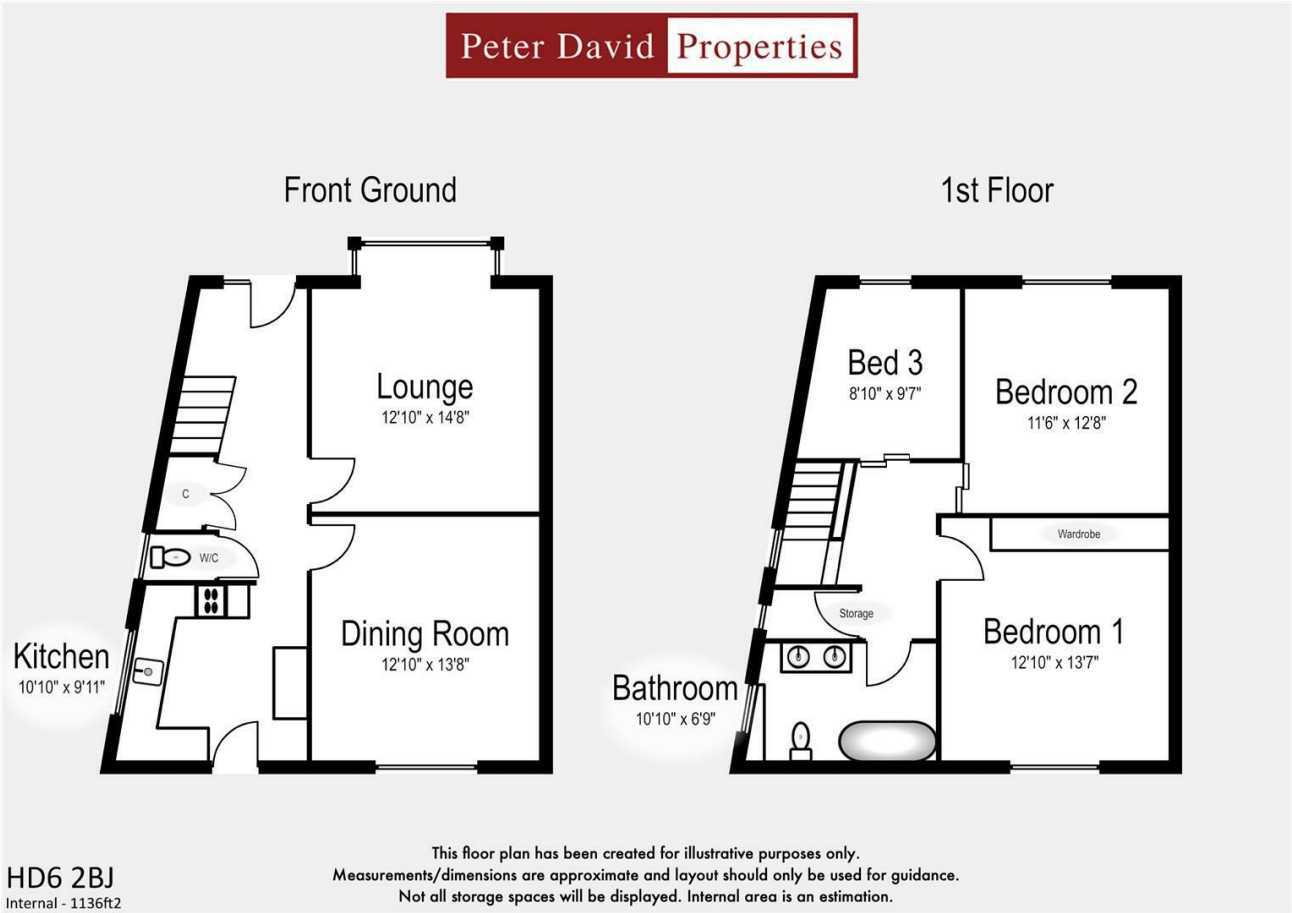
Hybrid Map



Terrain Map



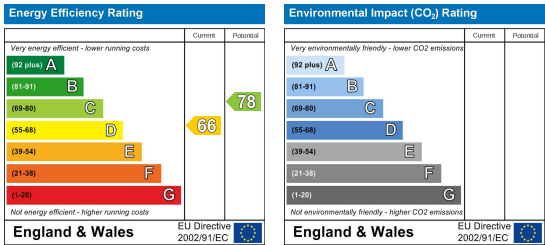
Floor Plan



Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.