

MARSH & MARSH PROPERTIES

18 Mount Pleasant, Denholme, BD13 4DP

£97,500



A perfect property for any first time buyer or property investor looking to acquire a charming terraced cottage in a quiet location, nestled away from main roads, and, offered in a stylish and modern condition throughout. Having been renovated by the current owner the property offers a fantastic potential, especially as the property is offered with the added advantage of being NO CHAIN. The house benefits from private parking, to the front elevation, for a car on the cobbled road as shown in the photos.

Internally the house is in a neutral and modern style throughout, whilst offering some charming traditional cottage features, creating a unique eclectic style. With its open plan style living room and kitchen on the ground floor that benefits from a superb – large - wood burning stove, two bedrooms (both with cupboard storage space and one with feature cast iron fireplace) and a house bathroom.

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The house benefits from being in a tucked-away setting whilst remaining well connected to the local area. The property is close to good local schools within a short commute. There are plenty of local amenities and regular bus services.

Owing to the fantastic opportunity this property has to offer, all with the added advantage of NO CHAIN, an appointment to view is essential.

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

LIVING ROOM & KITCHEN



A welcoming reception greets you as you step inside this property; a modern décor that is twinned with traditional features creating a warm and welcoming home. You immediately notice the large wood burning stove, set in a stone hearth and with wooden mantelpiece, creating a fantastic central feature for the room. To one side is an exposed stone wall feature that, when twinned with the beamed ceiling, creates a cosy cottage feel. The living area is carpeted to one side and features a uPVC double glazed bay window, double radiator, central light fitting and television access point.



To the rear of the room, in the tiled section, is the kitchen. A wall length section of wooden work surfaces, all with over and under counter cupboards and drawers, provides plenty of additional storage space. The under stairs area also offers additional storage space. With an integrated hob, integrated oven, extractor hood, plumbing for a washing machine, ceiling inset spotlights, space for a fridge/freezer and an inset sink with mixer tap.

From the living room a wooden door opens onto carpeted stairs that lead up to the

LANDING

With a carpeted floor, single radiator, central light fitting, loft access hatch and extractor vent.

From the landing wooden doors open into

BEDROOM 1

A good sized master bedroom that benefits from a set of fitted wardrobes to one side that provides ample storage space. A cast-iron fireplace offers a charming feature to one side of the room. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the front.



EXTERNAL & PARKING

To the front of the property is a cobbled driveway with flagged path. The driveway offers space for a car.



BEDROOM 2



An ideal bedroom for a child, guest room or work from home office space. With a carpeted floor, cupboard storage space, uPVC double glazed window and single radiator.

BATHROOM

A well laid out house bathroom that features a panel bath, over bath shower, close coupled toilet, pedestal washbasin, towel radiator, tiled floor, tiled splashbacks and a central light fitting.



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: [///sweetly.careless.motored](https://www.what3words.com/sweetly.careless.motored)

Google Plus Code: Q3XX+JM7 Bradford

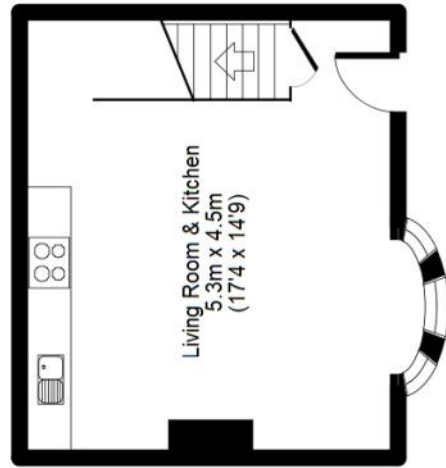
For sat nav users the postcode is: BD13 4DP

MORTGAGE ADVICE

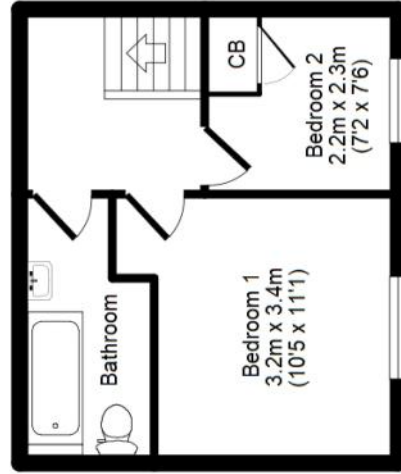
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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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Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 49 sq. m / 525 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. All images and dimensions are not intended to form part any contract or warranty.

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