

# MARSH & MARSH PROPERTIES

*3 Newton Park, Hove Edge, Brighouse, HD6 2LW*

*£450,000*



Property such as this, in this location are rarely available on the open market, offering a rare and fantastic opportunity to own a home in one of the most desirable locations of the Brighouse/Hove Edge area. This property is also offered with the added fantastic advantage of being with NO CHAIN. Situated on the edge of the well regarded Crow Nest Golf Club, of which is listed as one of the best 9 holes golf courses in the world by Golf World Magazine, offering a stunning backdrop to the property and a prime location for anyone who is an avid golfer.

The property features a large driveway to the front elevation, offering parking for up to four cars, with an additional space offered by the single garage to the rear of the drive. To the front is a beautifully maintained flowerbed and pebbled front garden that certainly offers a charming and receptive kerb appeal for the property, as well as helping to enhance the privacy of the property. To the rear of the building are the expansive and long lawned gardens, offering the ideal backdrop to the property that leads down to the border of the golf club, gated for privacy and security.

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Internally the property offers a fantastic amount of internal space, with large rooms throughout that display some beautiful original features to the property, therefore, offering the ideal opportunity for any prospective owner to put their own stamp on the property to create an eclectic style. The house benefits from a large and spacious living room, opulent dining room that offers views over the rear garden, highly functional kitchen (featuring a large pantry), ground floor WC, four bedrooms (two with fitted wardrobes and three with space for a double bed), house bathroom and separate first floor WC. Just step inside this smart home and you will immediately realise the fantastic potential on offer.

The property is close to good primary and secondary schools, both within a short walk and situated in a highly popular and sought after residential location, which has excellent transport links owing to the M62 motorway being less than 10 minutes' drive away. There is also easy access to both Brighouse and Halifax train stations, with cross Pennine connections, as well as easy commuting to Leeds, Halifax, Brighouse and Bradford.

Owing to the whole host of fantastic features on offer with this property, including its large internal space, spacious gardens and highly sought after residential location, all offered with the added advantage of being with NO CHAIN, an appointment to view is essential.

To the rear of the front pathway there is a

#### **STORM PORCH**

A welcome reception to the property, offering a sheltered access to the front of the property.

The storm porch provides access to the property via a large solid wooden door that leads into the

#### **HALLWAY**

An open and welcoming hallway that offers access throughout the ground floor of the property. The hallway features a carpeted floor, single radiator, uPVC double glazed window to the side elevation, cornice to ceiling, picture rail and central light fitting.



From the hallway wooden doors open into the

#### **LIVING ROOM**



A rather large and spacious living room that offers



more than ample space for a three piece suite along with an assortment of additional furniture. The room receives plenty of natural light owing to the bay windows overlooking the front gardens. An open fireplace, with marble hearth and with marble mantelpiece, offers a fantastic central feature for the whole room. With a carpeted floor, central light fitting, cornice to ceiling, picture rail, double radiator and a television access point.

### DINING ROOM



Another large room that offers more than ample space for a large family dining table, along with additional furniture. A gas fire creates a charming central feature in this room, which is offered with a marble hearth and wooden mantelpiece. A set

of French doors, twinned with double windows, provides access out to the rear elevation into the gardens. With a carpeted floor, picture rail, cornice to ceiling, central light fitting, ceiling rose and double radiator.

### KITCHEN



A well laid out and appointed kitchen that offers ample work space with its ring of granite work surfaces, all with over or under counter cupboards and drawers. The pantry also benefits from a rather large pantry to the rear offering ample additional storage space. With an integrated hob, integrated oven, double radiator, vinyl flooring, window to the rear elevation, wooden door opening out into the rear garden, ceiling inset



spotlights and an inset sink with mixer tap.



double radiator.



## WC



Nestled under the stairs the WC also offers additional under stairs storage space. With a low-flush toilet, vanity inset washbasin, mirrored wall, frosted uPVC double glazed window to the side elevation, tiled splashbacks, central light fitting and a carpeted floor.

From the hallway a carpeted staircase leads up to the

## LANDING

With a carpeted floor, cornice to ceiling, picture rail and central light fitting.

From the landing wooden doors open into

## BEDROOM 1

A large master bedroom that also benefits from stunning rear views, overlooking the garden and to the golf course beyond, from the large windows to the rear elevation. The room also features a wall length set of mirrored wardrobes to one side providing plenty of storage space. With a carpeted floor, wall mounted light fittings, cornice to ceiling, picture rail, carpeted floor and with a

## BEDROOM 2



A large second bedroom that again offers plenty



of space for a double bed along with additional bedroom furniture. The room features a fitted alcove wardrobe, window to the front elevation, cornice to ceiling, wall mounted light fittings, carpeted floor and a double radiator.



### BEDROOM 3



A good sized third bedroom that can easily accommodate a double bed along with additional furniture. With a carpeted floor, central light fitting, cornice to ceiling, picture rail, window to the rear elevation, carpeted floor and a single radiator.



### BEDROOM 4



The perfect room for a child's bedroom, guest room or even as a work from home office space. With a carpeted floor, central light fitting, cornice to ceiling, picture rail, wall mounted shelving, window to the front elevation, carpeted floor and a single radiator.

### BATHROOM



A well laid out house bathroom that features a panel bath, shower cubicle, vanity onset washbasin, carpeted floor, towel radiator, frosted uPVC double glazed window to the side elevation, ceiling inset spotlights and tiled splashbacks.





## WC



A separate WC, with a low flush toilet, carpeted floor, frosted uPVC double glazed window to the side elevation, tiled splashbacks and central light fitting.

## GARDENS



To the front of the property is a sizable flowerbed and pebbled garden, bordered by a front wall, which greatly enhances the kerb appeal of the property whilst increasing privacy and offering a smart and welcoming reception from the moment you arrive.



To the rear of the property are the rather large and long, lawned, patio and flowerbed gardens. Sitting at the edge of the golf course, creating a stunning backdrop to the garden, and creating an



ideal place for children and pets to play or to sit out and enjoy a glass of wine. The garden also benefits from a summer house and is fully fenced and gated with lockable access to the front elevation.



### PARKING



The property is offered with a tarmac driveway that provides plenty of space for up to four cars. To the rear of the drive is a single garage.

### GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of some uPVC double glazing, fitted alarm system and gas central heating.



### TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

## LOCATION

What3words: ///rated.stack.hats

Google Plus Code: P683+VC9 Brighthouse

For sat nav users the postcode is: HD6 2LW

## 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: 122 sq. m / 1312 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. (c) Marsh & Marsh Properties

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