

# MARSH & MARSH PROPERTIES

192 Halifax Road, Hove Edge, HD6 2QE

£199,950



This perfectly presented, Grade II listed, cottage is situated in the sought after village of Hove Edge on the outskirts of Brighouse and offers a picturesque “Biscuit Tin” style property that has been lovingly renovated and cared for - offering a charming home. As soon as you approach the property you notice the love, care and attention this property has received. With a cottage style frontage, flagged patio front garden - with surrounding shrub and stone wall - that offers the ideal kerb appeal that borders the front pathway. To the rear of the property is a small flagged patio area.

Internally the property is beautifully presented in a modern style and décor, whilst still displaying some original features to create an eclectic style, which offers something for everyone. The light colour scheme creates a light and bright element throughout the whole property. With its spacious living room, well-presented dining kitchen, two bedrooms (one offering ample space for a king sized bed and has en-suite shower cubicle) and a quality bathroom that has been finished to a high standard.

*Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES*

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Its well-connected location provides easy access to all main roads as well as being just a short 10 minute walk from Brighouse town centre and with quick access to the convenient shops of the Kershaw's Garden Centre shopping complex. The M62 is just a 10 minute drive away providing an easy route to the main cities of Leeds, Manchester and Bradford. Brighouse train station also provides excellent rail links to the surrounding area including access to the Grand Central train service. The property is also within easy walking distance of good primary and secondary schools.

Owing to the numerous fantastic features on offer with this charming property, its picturesque frontage, its well-presented internals and sought after locale, an appointment to view is essential.

From the front of the property a wooden door opens into the

### HALLWAY

With a carpeted floor, central light fitting and storage cupboard, ideal for coats and shoes. The hallway creates the ideal reception as you step inside the property.

From the hallway a wooden door opens into the

### LIVING ROOM



A beautifully presented living room that has been renovated to create a modern living space whilst retaining some original features, such as the beamed ceiling and staircase with exposed stone, to offer the ideal eclectic décor. A gas stove style fireplace, set on a stone hearth and with wooden mantelpiece, creates the ideal central feature for the whole room. The living room also offers plenty of space for a three piece suite and receives

ample natural light from the double glazed windows to the front elevation. With a carpeted floor, single radiator and television access point.



From the living room a wooden door opens into the

### DINING KITCHEN

A beautifully presented, and well laid out, cottage style dining kitchen that features laminated work surfaces to three sides of the room with space for a small dining table to the rear, exposed stone, feature wall. The kitchen offers access to the rear forecourt via a wooden door. With an integrated hob, integrated oven, plumbing for a washing machine, splashback tiling, vinyl flooring, two

double glazed windows to the rear elevation, ceiling inset spotlights, feature beamed ceiling, space for a fridge/freezer and a stainless steel sink with mixer tap.



From the living room an open style staircase leads up to the

### LANDING

With a carpeted floor and ceiling inset spotlights.

From the landing wooden doors open into

### BEDROOM 1

A large and generous master bedroom that offers ample space for a king sized bed along with

additional bedroom furniture. The room has an open fireplace feature to one side and displays a beamed ceiling to create a traditional style. To the rear corner of the room is an en-suite shower cubicle, offering convenient wash facilities. With a carpeted floor, double glazed window to the front elevation, double radiator and ceiling inset spotlights.



## BEDROOM 2



Bedroom two is currently utilised as the perfect work from home office space but would be ideal as a guest room or child's bedroom. The room has a wall length set of fitted wardrobes offering plenty of additional storage space. With a carpeted floor, central light fitting, double glazed windows to the rear elevation and a double radiator.

## BATHROOM

A beautifully presented and modern house bathroom, featuring large and premium tiling to both the walls and floor. With a panel bath, pedestal washbasin, close coupled toilet, frosted

double glazed window to the rear elevation, stainless steel towel radiator, ceiling inset spotlights, and an extractor fan.



## GARDEN

To the front of the property is a charming and walled patio garden, with a shrub surround, that creates the ideal kerb appeal for the house.

To the rear is a small patio courtyard.

## PARKING

The property benefits from 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, fitted alarm system and gas central heating.

## TO VIEW

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

## LOCATION

What3words: ///figt.foods.admit

Google Plus Code: P672+7QJ Brighthouse

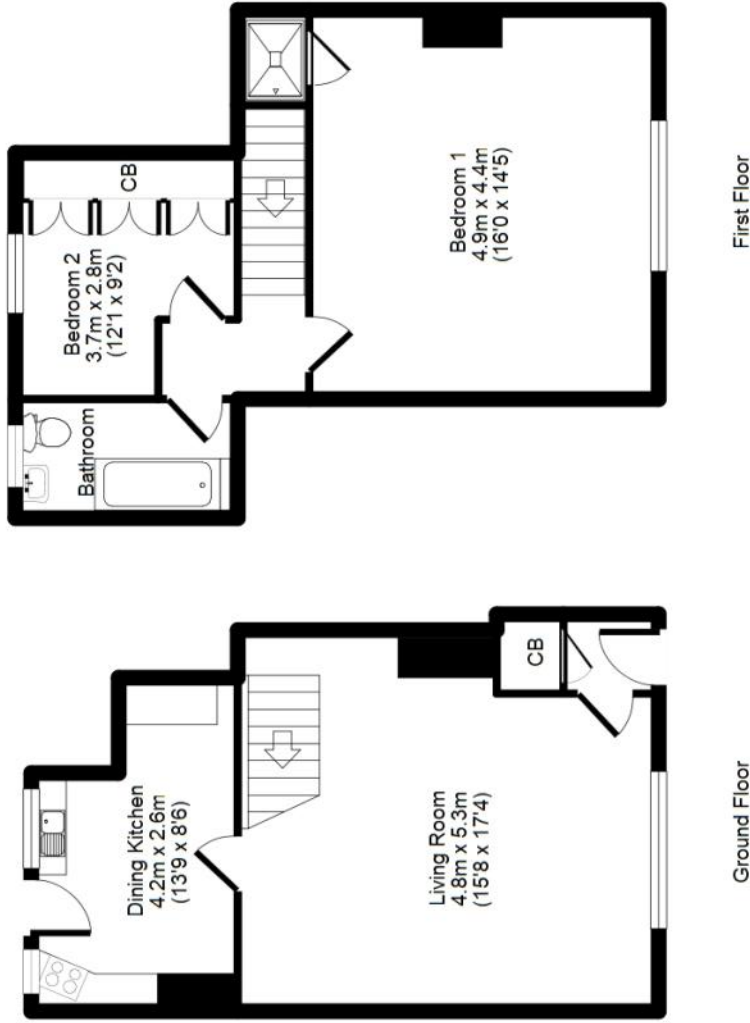
For sat nav users the postcode is: HD6 2QE

### **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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## 192 Halifax Road, Hove Edge, HD6 2QE



APPROX GROSS INTERNAL FLOOR AREA: 74 sq. m / 799 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.

(c) Marsh & Marsh Properties

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