

# MARSH & MARSH PROPERTIES

13 Crown Street, Brighouse, HD6 2DW

£160,000



An ideal property for any young couple, professional person or someone looking for a well presented home. Situated on a quiet street, offering easy access to 'The Rek' park, is this two-bedroomed terraced house. The property is offered with the added advantage of NO CHAIN and is offered at a realistic and competitive asking price. This property is well presented, both externally and internally, to create a charming and welcoming home. The house features a small patio garden, to the front elevation, with a spacious low-maintenance garden to the rear elevation. There is on street parking to the front elevation.

Just step inside and you will immediately be impressed with the quality finish of the property, creating a home that is offered in a ready to move in condition with no work required. The property offers a large amount of original features that complement the modern styles. With its generous living room, beautifully presented breakfast kitchen, two bedrooms (one with more than ample space for a double bed), modern and stylish house bathroom and a storage cellar. The price includes all fitted carpets, light fittings and cooker.

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The property also benefits from being in the catchment area of a variety of good primary and secondary schools, all within walking distance. The property also boasts excellent transport links to the surrounding areas with both Brighouse bus and train stations within a short walking distance. The M62 motorway is also within a short drive, offering quick and easy access to both Bradford and Leeds.

Owing to the modern style of this property and its quality finish throughout an early appointment is essential in order to fully appreciate this charming home.

From the front of the property a quality composite door opens into the

### **PORCH**

An ideal addition to the property creating a barrier from the external to the internal. With a quality floor covering, central light fitting and wall mounted coat hooks.

From the porch a wooden door opens into the

### **LIVING ROOM**



A light and bright living room that is offered with a delightful and modern décor owing to the contrasting colours on the feature wall and chimney breast creating a stylish space. A feature open stone hearth and with stone mantelpiece, creates an ideal central feature for the whole room. With a uPVC double glazed window to the front elevation, central light fitting, stone flooring, double radiator and television access point.



From the living room a short hall, accessed via a wooden door, opens into the

### **BREAKFAST KITCHEN**



A light, bright and modern breakfast kitchen, bathed in natural light owing to the uPVC double

glazed window to the rear elevation and composite door offering access into the rear garden. The kitchen has a breakfast bar to one side of the room with "L" shaped laminated work surfaces to the other sides. With a fitted cooker unit, extractor hood, double radiator, plumbing for a washing machine, vinyl tile flooring, ceiling inset spotlights, space for a fridge and an inset sink with stainless steel mixer tap.



From the small hall a series of carpeted stairs leads up to the

### **LANDING**

With a carpeted floor, central light fitting and wall mounted light fittings.

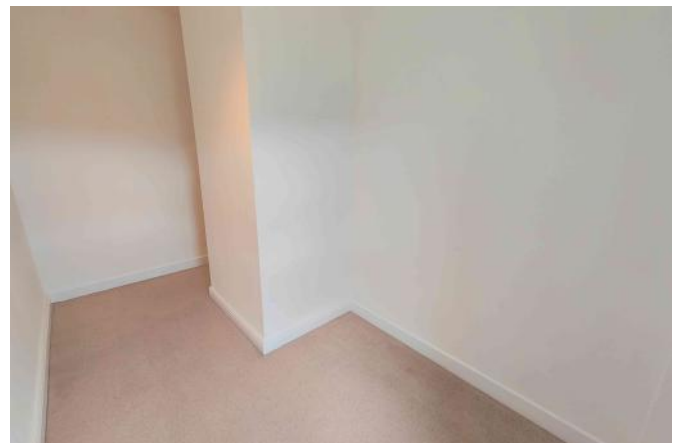
From the landing wooden doors open into

### **BEDROOM 1**



A generous master bedroom offering space for a double bed along with additional bedroom furniture. With a single modern styled radiator, central light fitting, picture rail, central light fitting and a uPVC double glazed window to the front elevation.

### **BEDROOM 2**



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

### **BATHROOM**



A well-presented, modern and stylish house bathroom that makes excellent use of the space

on offer. With a panel bath, over bath rainfall style shower, glass splashguard, vanity inset washbasin, close coupled toilet, stainless steel towel radiator, mermaid board walls, wood laminate flooring, central light fitting, humidistat fan and a frosted uPVC double glazed window to the rear elevation.



From the kitchen a bi-folding door opens onto stone steps that lead down to the

### CELLAR



An ideal additional storage space with a central light fitting, stone floor, stone shelving and power outlets.

### GARDENS

To the front of the property is a charming, flagged, patio garden; enclosed with stone wall. The front garden enhances the kerb appeal of the property and also features a wooden gate.

To the rear of the property is a spacious, low-maintenance, patio and decked garden; offering the ideal space to sit out and relax, have a barbeque or for children and pets to play in a secure setting. The garden is bordered on all sides by wooden fence and stone wall and has a storage

shed to the rear corner that is included in the sale.



### PARKING

There is on street parking to the front elevation.

### 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. The property has also had a new boiler fitted.

### TO VIEW



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

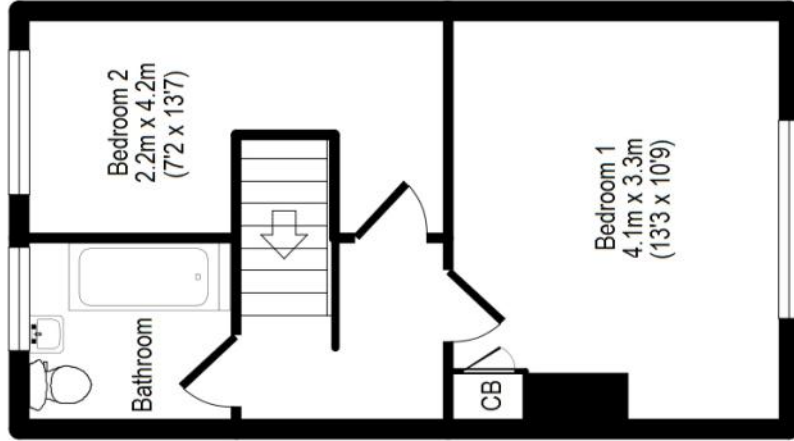
## **DIRECTIONS**

From Brighouse town centre, head towards Hipperholme on Halifax Road (A644) for 0.2 miles and turn right onto Waterloo Road just after Success Chinese take away. After 140m turn left onto Lightcliffe Road and then after 0.1 miles turn left onto Crown Street. The property will be located on the left hand side and can be identified by the number indicating the property.

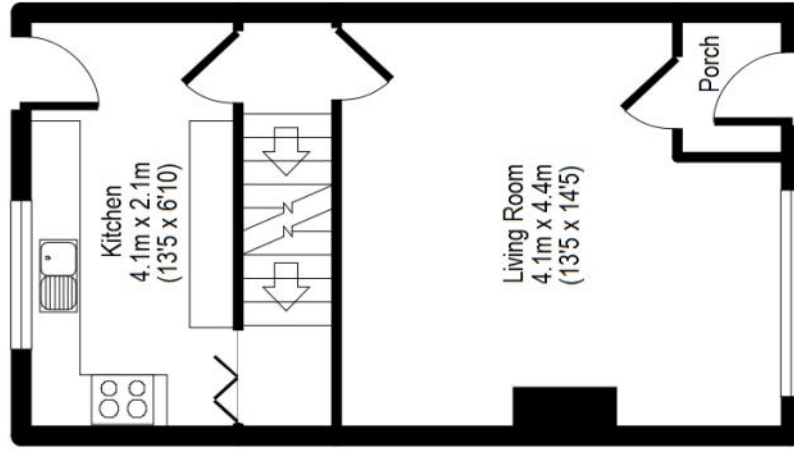
For sat nav users the postcode is: HD6 2DW

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# 13 Crown Street, Brighouse, HD6 2DW



First Floor



Ground Floor



Basement

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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