

MARSH & MARSH PROPERTIES

6 Maryville Avenue, Hove Edge, HD6 2NX

£225,000



Situated on a peaceful residential street, in a highly sought after location in Hove Edge, is this two bedroomed chalet-bungalow. This property is offered with the added advantage of NO CHAIN and, therefore, provides the opportunity for a swift sale. An ideal property for someone looking for that special something. On arrival you are immediately greeted by a charming and well-maintained front lawned garden that not only enhances the kerb appeal of the property but also offers added privacy. To the rear of the property is a charming lawned garden, ideal to sit out and relax or for children and pets to play. There is a driveway and single garage offering parking for 3+ cars.

Internally the property will continue to impress with its well thought-out layout offering a surprising amount of space. The house, although a little dated, is in a well-presented condition and is light and bright throughout. It also offers the ideal opportunity for someone to put their own stamp onto the property. With a spacious living room, well laid out kitchen, open hallway, ground floor master bedroom, ground floor bathroom, side porch and a large and long second bedroom in the roof space. This is a special property that has a warm and welcoming feeling from the moment you step inside.

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

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Its well-connected location provides easy access to all main roads and is just a short 10-minute walk from Brighouse town centre and has quick access to the convenient shops in the Kershaw's Garden Centre shopping complex. The M62 is just a 10 minute drive away providing quick access 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 fantastic features on offer, including the ample private parking, sought after location and spacious internals, all with the added advantage of NO CHAIN, an appointment to view is essential.

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

PORCH

A highly useful addition to the property providing a barrier from the external to the internal aspects. With a cupboard storage space and a central light fitting.

From the porch a door opens into the

HALLWAY

A light, bright and open hallway that offers a fantastic amount of space creating a warm and welcoming feeling from the moment you step inside.

From the hallway wooden doors open into the

LIVING ROOM



A spacious living room with plenty of space for a three piece suite along with additional furniture. The room is bathed in natural light owing to a uPVC double glazed bay window to the front elevation. A gas fire, on a granite hearth with a wooden mantelpiece, offers an ideal central feature for the whole room. With a carpeted floor, central light fitting, cornice to ceiling, single radiator and television access point.



KITCHEN



A well laid out kitchen with "U" shaped laminated work surfaces, all with over and under counter cupboards and drawers, offering ample work and storage space. With an integrated hob, extractor hood, plumbing for a washing machine,

splashback tiling, vinyl flooring, uPVC double glazed window to the front elevation, central light fitting, plumbing for a dishwasher, space for a fridge/freezer and a 1 ½ stainless steel sink with stainless steel mixer tap.



BEDROOM 1



A generous master bedroom with ample space for a double bed along with additional furniture. The bedroom benefits from a charming view of the rear garden from its uPVC double glazed window. A set of mirrored fitted wardrobes offer ample additional storage space. With a carpeted floor, cornice to ceiling, central light fitting and single radiator.

BATHROOM



A well laid out house bathroom with a panel bath, over bath shower, close coupled toilet, vanity inset washbasin, frosted uPVC double glazed window to the rear elevation, tiled splashbacks, vinyl floor and central light fitting.

ACCESS ROOM



This room links the ground floor into the second bedroom and offers additional storage space, with its carpeted floor, single radiator, under stairs storage cupboard, central light fitting and uPVC double glazed window to the rear elevation.

From the access room a carpeted staircase leads up to

BEDROOM 2

A very large, long and spacious second bedroom that offers a large amount of space throughout. There are fitted wardrobes to the far side of the room offering plenty of storage space. The room is bathed in natural light owing to a uPVC double glazed window to the side elevation. With a carpeted floor, central light fitting, single radiator and a double radiator. Bedroom 2 also offers access into the eaves offering the potential for additional storage space.



GARDENS

To the front elevation is a charming lawned garden with flower bed trim that enhances the kerb appeal to the property and offers a welcoming first impression.



To the rear of the property is a low-maintenance lawned garden, the ideal location to sit back and relax.

PARKING

The long driveway offers parking for 3+ cars. A single garage, to the rear of the drive, offers an another secure parking space or the ideal location

for additional storage.

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: [///pest.safe.tight](https://www.what3words.com/pest.safe.tight)

Google Plus Code: P673+76V Brighouse

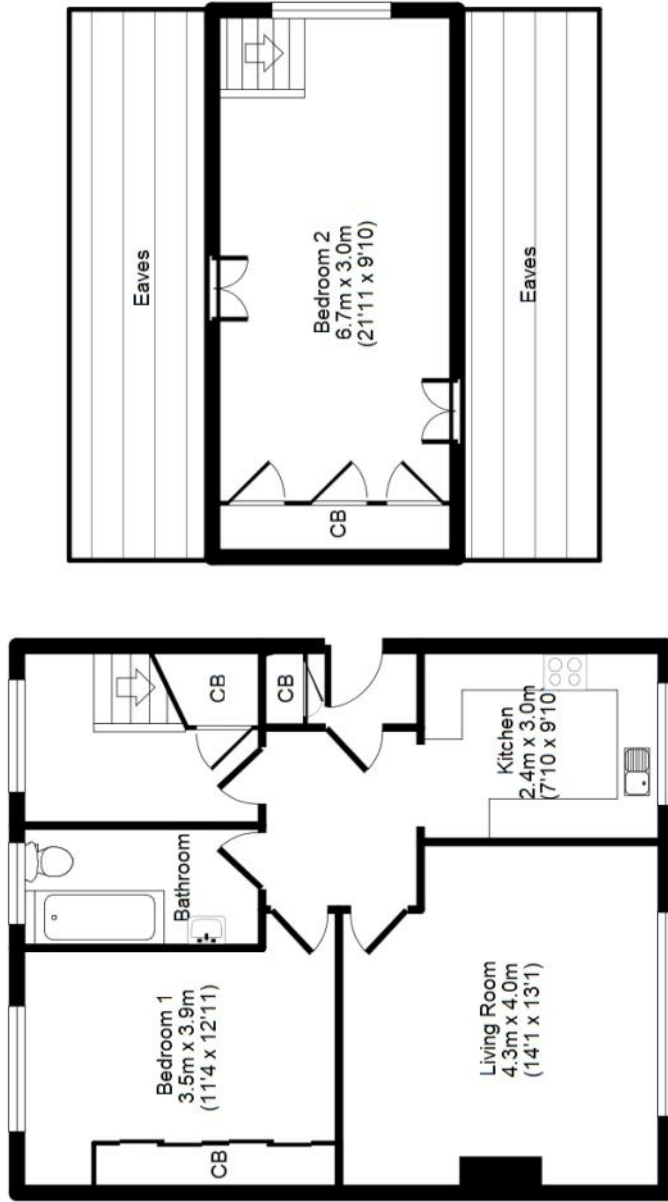
For sat nav users the postcode is: HD6 2NX

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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APPROX GROSS INTERNAL FLOOR AREA: 73 sq. m / 788 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. 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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