

MARSH & MARSH PROPERTIES

44 Green Lane, Hove Edge, Brighouse, HD6 2PP

£350,000



An ideal family home, situated in a highly sought after residential location in Hove Edge, is this three bedroomed, detached, property. Its pleasant approach will immediately delight and impress as soon as you arrive, with its tree-lined driveway and front forecourt - all offered with the added advantage of NO CHAIN. To the front of the property is a charming shrub garden, enhancing the kerb appeal, which also borders the front driveway with parking for a car. The driveway leads down to a single garage offering additional secure parking. The rear of the property is a charming low maintenance patio and pebbled garden, with shrub border, creating an ideal space to sit out and relax or to entertain. If you have been looking for that special something then this property is certainly the home for you.

Internally you'll immediately notice that the property has been well looked after and offers a surprising amount of space. With a welcoming entrance hallway, well-appointed kitchen, family dining room, spacious living room, conservatory (overlooking the rear garden) offering an ideal place to sit out in all seasons, ground floor WC facilities, three bedrooms (one with en-suite and all with fitted wardrobes) and house wet room. Step inside and you will immediately get the sense of being at home.

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

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The property has good transport links to local and wider areas, with easy access to Brighouse, Hipperholme and Halifax. Also, due to the good access onto the M62 motorway, it has fast routes to Leeds, Bradford and Manchester. In addition, the property has easy access to Brighouse bus and train stations, providing regional connections. There are also good primary and secondary schools both within short walking distance of the property.

Owing to the numerous fantastic features on offer, including its spacious rear garden, highly sought-after residential and well-connected location, all offered with the added benefit of being with no chain, then an appointment to view is highly essential.

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

HALLWAY

A well-presented entrance hallway that offers a charming reception as soon as you step inside; with its wood laminate floor, single radiator, cornice to ceiling, central light fitting and telephone access point.

From the hallway a wooden door opens into the

LIVING ROOM



A large and spacious living room that offers a charming communal space, that also benefits from being dual aspect with double glazed windows to the rear and side elevations. A gas fireplace, on a marble hearth and with marble mantelpiece, creates an ideal central feature for the whole room. The living room offers ample space for a three-piece suite along with additional furniture. With a wood laminate floor, double radiator,

cornice to ceiling, central light fitting and television access point.



From the living room a wooden door opens into the

DINING ROOM



Another spacious communal area that also offers ample room for a large family dining table along with additional furniture. With a wood laminate floor, double radiator, cornice to ceiling, central light fitting, and alarm control access panel.

From the dining room a sliding double glazed door leads into the

CONSERVATORY



A fantastic addition to the property providing the ideal space to sit back and relax, all year round, whilst enjoying the views of the rear garden. The conservatory also provides access out into the garden via a double glazed set of UPVC French doors. With a vinyl floor and UPVC window surround.

From either the dining room or the entrance hallway wooden doors lead into the

KITCHEN



A well-appointed and presented kitchen, with laminated work surfaces to four sides, offering plenty of workspace, all with over or under

counter cupboards and drawers. A door, to the side elevation, also provides access out onto the driveway. With an integrated oven, integrated hob, double glazed window to the front elevation, tiled splashbacks, vinyl floor, omnidirectional ceiling light fitting, space for a fridge freezer, plumbing for a washing machine and a one and a half sink with a stainless steel mixer tap.

From the hallway a wooden door opens into the

WC

A highly useful addition to the property offering ground floor facilities, with a pedestal washbasin, low flush toilet, central light fitting, extractor fan, wood laminate flooring and tiled splashbacks.

From the dining room carpeted stairs lead up to the

LANDING

With a wood laminate floor, central light fitting, airing cupboard and loft access hatch.

From the landing a wooden door opens into

BEDROOM 1



A large master bedroom that offers more than

ample space for a king size bed and also benefits from fitted wardrobes and a fitted dressing table. With a carpeted floor, central light fitting, single radiator and double glazed window to the rear elevation.



From bedroom one an archway leads into the

WASH AREA



A laminated work surface to one side, with inset wash basin and storage cupboards, creating a useful space. With a carpeted floor, single radiator, frosted double glazed window, wall mounted light fitting and tile splashbacks.

From the wash area a wooden door opens into the

EN-SUITE



A neatly laid out en-suite shower room that features a corner electric shower cubicle, close coupled toilet, central light fitting, tiled splashbacks, vinyl floor, single radiator and extractor fan.

From the landing wooden doors open into

BEDROOM 2



Again offering ample space for a king-sized bed along with additional bedroom furniture and also benefiting from a fitted wardrobe to one side. With wood laminate flooring, central light fitting, single radiator and double glazed windows to the rear elevation.

BEDROOM 3



A spacious third bedroom that also features a set of fitted wardrobes. With carpeted floor, central light fitting, single radiator and double glazed window to the front elevation.



garden that creates a charming and pleasant frontage to the property and also enhances kerb appeal. The front garden borders the front flagged pathway leading to the front door as well as bordering the driveway.



SHOWER ROOM



The house shower room is a wet-room style that makes excellent use of the space on offer. With a corner electric shower, pedestal washbasin, close coupled toilet, single radiator, mermaid board walls, vinyl floor, central light fitting, extractor fan and a frosted double glazed window to the front elevation.



GARDENS



To the front elevation is a shrub and pebbled



The rear garden is a well-manicured and landscaped space, offered with a patio seating area, pebbled garden and surrounding shrub gardens. The garden is bordered by stone wall and wooden fence creating a private and secure area; ideal for children and pets to play. The rear garden is gated to the front elevation and also features a corner garden shed (that has power outlets and central lighting).



PARKING & GARAGE



To the side of the property there is driveway parking for a car.

To the rear of the drive is a single garage offering an additional secure parking space or additional storage that features numerous power outlets and central lighting.

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: ///grab.later.axed

Google Plus Code: P682+C5G Brighthouse

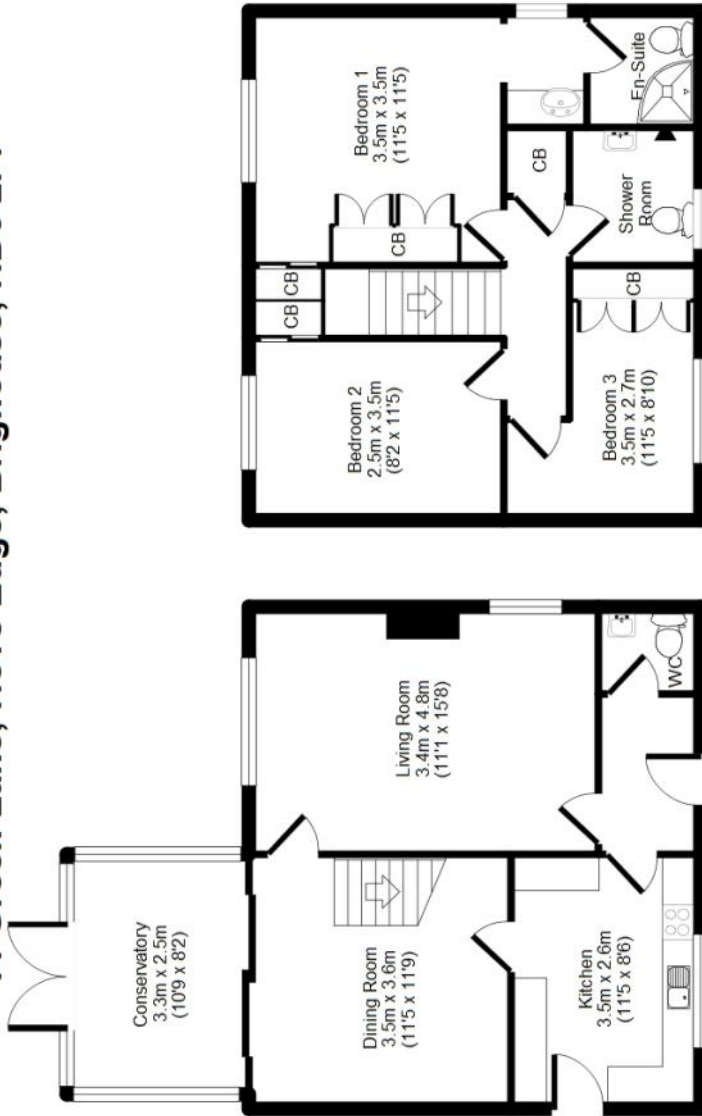
For sat nav users the postcode is: HD6 2PP

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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94 sq. m / 1016 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.

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