

# MARSH & MARSH PROPERTIES

322 Thornhills Lane, Clifton, HD6 4JQ

£285,000



Nestled away at the far end of Thornhills Lane, overlooking Thornhills Beck, is this three bedroomed terraced property. The property is offered with the added advantage of being with NO CHAIN. Situated in a private and secluded area of Clifton, offering charming outlooks to the front elevation and rural views to the rear, if you are looking for something peaceful and tranquil this will be the property for you. Its elevated nature affords a private locale whilst improving the vantage point of the surrounding areas. To the front elevation is a large patio forecourt, ideal for sitting out and enjoying a glass of wine or a barbeque. To the rear is a lawned garden, fully enclosed, creating the perfect setting for children or pets to play. To the front elevation is an integral garage offering a secure parking space, with space in front of the garage if required.

Internally the property offers a surprising amount of space, a real TARDIS in nature, owing to an extension to the rear elevation. Ideally suited to modern family life, anyone looking for that special something that they can put their own stamp onto will find this of special interest. With a well-presented and lit living room, large and open plan style dining kitchen, three double bedrooms (located over two floors), office space and a house shower room. Just step inside and you will immediately notice the fantastic potential on offer.

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Owing to its location, the property offers easy access to the fantastic transport connections in the local area. The M62 is only 6 minutes' drive away, offering cross Pennine connections as well as quick access to Leeds and Bradford and is also just a 15 minute walk from Brighouse town centre with its excellent local amenities. Also, Brighouse train and bus stations offer connections to the local area. Brighouse station also has access to the Grand Central train service to London. This property is also within the catchment areas of both good primary and secondary schools.

Owing to the fantastic location of this property, its far reaching views and internal potential, all offered with the added advantage of being with NO CHAIN, an appointment to view is essential.

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

### HALLWAY

Greeted by the hallway as you step inside with its carpeted floor, central light fitting and wall mounted coat hooks.

From the hallway a wooden door opens into the

### LIVING ROOM



A light and bright living room that offers ample space for a three piece suite. You immediately notice the uPVC double glazed bay windows to the front elevation overlooking the far reaching valley views to the front elevation that bathes the room in natural light. A traditional style gas fireplace, with granite hearth and wooden mantelpiece, offers a charming 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.



From the rear of the living room a wooden door opens into the

### DINING KITCHEN





of omni-directional ceiling spotlights, fitted fridge/freezer and a stainless steel sink with stainless steel mixer tap.

From the hallway a carpeted staircase leads up to the

### LANDING

With a carpeted floor and central light fitting.

From the landing a wooden door opens into



### BEDROOM 1



A large, open and extended dining kitchen that creates the ideal family communal space, or a place to entertain. The room offers more than ample space for a large family dining table to one side. An under stairs cupboard also offers a fantastic amount of additional storage space. A set of uPVC double glazed French doors, open out into the rear garden that also when twinned with the uPVC double glazed windows to the rear elevation, offers plenty of natural light. A "U" shaped set of laminated work surfaces, all with over or under counter cupboards and drawers, offers ample work space. With a cooker unit, stainless steel extractor hood, two double radiators, plumbing for a washing machine, vinyl tile flooring, plumbing for a dishwasher, two sets

A spacious master bedroom that can easily accommodate a double bed along with additional bedroom furniture. Benefitting from far reaching front views via its uPVC double glazed window. With a carpeted floor, central light fitting and single radiator.

### BEDROOM 2

Another good sized bedroom that again can accommodate a double bed along with additional furniture. The second bedroom afford rural views over the fields to the rear elevation via its uPVC double glazed window. With a carpeted floor, central light fitting and single radiator.



### OFFICE



An ideal addition to the property, perfect for a work from home office, games room or storage space. The office receives secondary light from the master bedroom and features a carpeted floor and central light fitting.

### SHOWER ROOM

A well laid out and modern house shower room that features a walk in style shower, electric shower unit, pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the rear elevation, stainless steel towel radiator, omni-directional ceiling spotlights, splashback tiling, vinyl flooring and an extractor fan.

From the landing a wooden door opens onto a small access corridor, which offers additional storage space, which has a carpeted staircase that leads up to

### BEDROOM 3



On the top floor of the building, benefitting from great views to both the front and rear elevations owing to its dual aspect uPVC double glazed windows, is the third bedroom. Offering space for a double bed and featuring four fitted storage cupboard. With a carpeted floor, single radiator and ceiling inset spotlights.

## GARDENS



To the front elevation is an elevated patio garden, fenced to three sides that offers a fantastic place to sit back and enjoy a glass of wine or to have a barbeque. The front garden enjoys a pleasant outlook over the valley.



To the rear of the property is a patio and lawned garden, fully enclosed by wooden fence, the rear garden offers another place that is ideal to sit back and relax or for children and pets to play. The rear garden enjoys a rural outlook over fields.

## PARKING & GARAGE

To the front of the property is an integral single garage offering a secure parking space.



## 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: ///chips.dining.prices

Google Plus Code: P66H+WWW Brighthouse

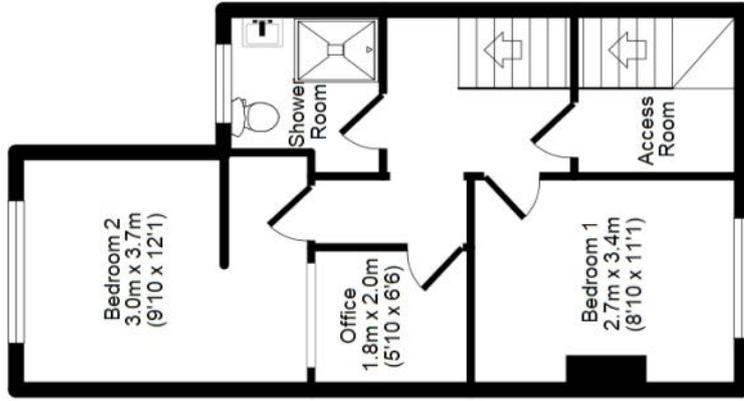
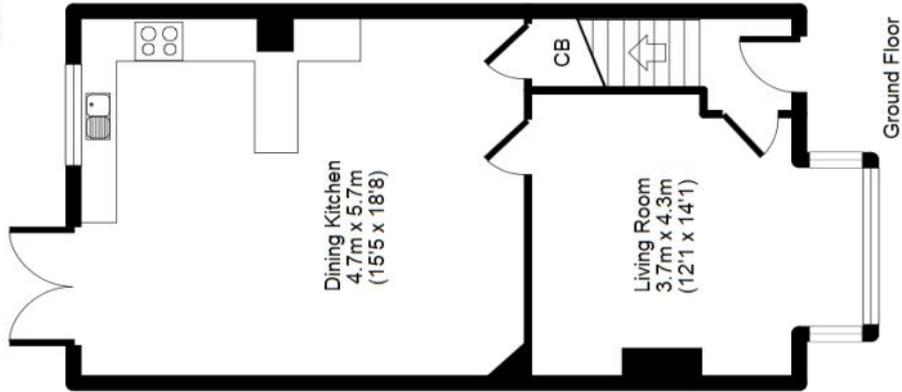
For sat nav users the postcode is: HD6 4JQ

**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: 104 sq. m / 1113 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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