

MARSH & MARSH PROPERTIES

13 Bracken Road, Brighouse, HD6 2HW

£295,000



"Stunning" does not begin to describe this property, if you are in the market for that special something then this will be the property for you. Situated on the well regarded Bracken Road, in Brighouse, in a quiet and charming position. The ideal home for any growing family, professional couple or anyone looking for a high quality property. The house features a raised patio garden with flower bed centres, to the front elevation, that enhances the kerb appeal and privacy of the property. To the rear elevation is a large and long lawned, patio and flowerbed garden, all enclosed by wooden fence and stone wall, offering the perfect rear garden, a real sun trap.

The moment you step inside you immediately notice the love, care and attention that has gone into creating this beautiful property. Having being painstakingly renovated to create this modern, stylish and open home. The house is offered with a modern and neutral décor throughout that still keeps some of the original features that give this property its charm. With a large and open plan dining kitchen, warm and welcoming living room, three bedrooms (two with ample space for a king sized bed), beautifully presented house bathroom and a well-presented utility/storage cellar. Just step inside and you will fall in love straight away.

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Brighouse town centre is just a quick 5 minute walk away, providing access to its outstanding shops, restaurants and services. The M62 is just a 5-minute drive away, providing excellent transport connections to Leeds, Bradford and Manchester. Brighouse train station is just a 10-minute walk, providing access to its cross Pennine links and the Grand Central train service. The property also benefits from being within the catchment area of good primary and secondary schools, both within a short walking distance. There are fantastic local shops and services in the vicinity and it is just a stone's throw from the local park.

With such a beautifully presented property, its highly desirable location, private rear garden and immaculate internal presentation, an appointment to view is essential.

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

HALLWAY



A light, bright and open entrance hallway that grants the ideal welcome into the property as soon as you step inside. The hallway is open plan into the dining kitchen, creating a natural flow from the moment you arrive. With a wood laminate floor, single modern style radiator, ceiling inset spotlights, picture rail and cornice to ceiling.

From the hallway a wooden door opens into the

LIVING ROOM

A generous living room that offers ample room for a three piece suite along with additional furniture. A cast iron gas fireplace, with a granite hearth and mantelpiece, creates a charming central feature

for the whole room. With a large uPVC double glazed window to the front elevation, carpeted floor, cornice to ceiling, central light fitting, double radiator and a television access point.



The hallway leads directly into the

DINING KITCHEN

The real pièce de résistance of the property, the dining kitchen is a large and open space, perfectly suited to modern family life or entertaining. The room also benefits from an original cast iron fireplace that adds a sense of original charm to this modern room. To one side there is ample space for a large family dining table. A uPVC double glazed set of French doors offers access to

the rear garden whilst providing natural light, twinned with the uPVC double glazed window. The room is well illuminated via a central light fitting, ceiling inset spotlights and central down lighting.

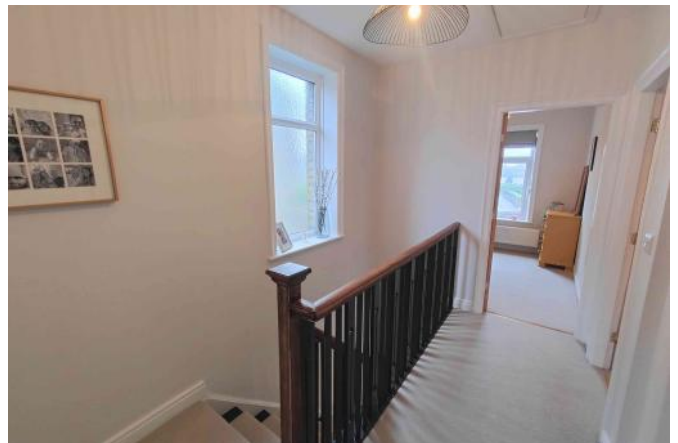


The kitchen area is defined by solid quartz work surfaces to two walls with a central island that creates a breakfast bar for a more “informal” meal setting. With an integrated hob, stainless steel extractor hood, vertical style radiator, modern style radiator, wood laminate flooring, integrated oven, integrated dishwasher, fitted fridge/freezer and an inset sink with mixer tap.



From the hallway a carpeted staircase leads up to the

LANDING



With a carpeted floor, loft access hatch, uPVC double glazed window to the side elevation and central light fitting.

From the landing wooden doors open into

BEDROOM 1

A large master bedroom, currently utilised as a children’s bedroom, that would offer ample space for a king sized bed along with additional furniture. With a carpeted floor, central light fitting uPVC double glazed window to the front elevation and double radiator.



BEDROOM 2



Another large bedroom that also offers space for a king sized bed along with additional bedroom

furniture. With a carpeted floor, uPVC double glazed window to the rear elevation, central light fitting and double radiator.



BEDROOM 3



An ideal space for a work from home office or guest bedroom. Bedroom three features a carpeted floor, central light fitting uPVC double glazed window to the front elevation and double radiator.

BATHROOM

A beautifully presented and well laid out house bathroom that features a panel bath, over bath rainfall style shower, glass splashguard, tiled floor, splashback tiling, vanity inset washbasin, close

coupled toilet, frosted uPVC double glazed window to the rear elevation, towel radiator, ceiling inset spotlights and an extractor fan.



CELLAR

A fantastic addition to the property the cellar offers additional storage space. With a concrete floor, window to the front elevation, storage cupboard, plumbing for a washing machine, power outlets and a central light fitting.

GARDENS

To the front of the property is a raised patio garden with central flower beds that create a charming kerb appeal to the property and, due to the raised nature, enhances the property's kerb appeal.



To the rear of the property is a large lawned and patio garden, fully enclosed with stone wall and wooden fence, creating the perfect place for children and pets to play. The garden also

features a shed to the far end and has a peaceful and charming outlook to the rear elevation.

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 and gas central heating.

TO VIEW

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

LOCATION

What3words: [///filer.achieving.stump](#)

Google Plus Code: P667+XP3 Brighthouse

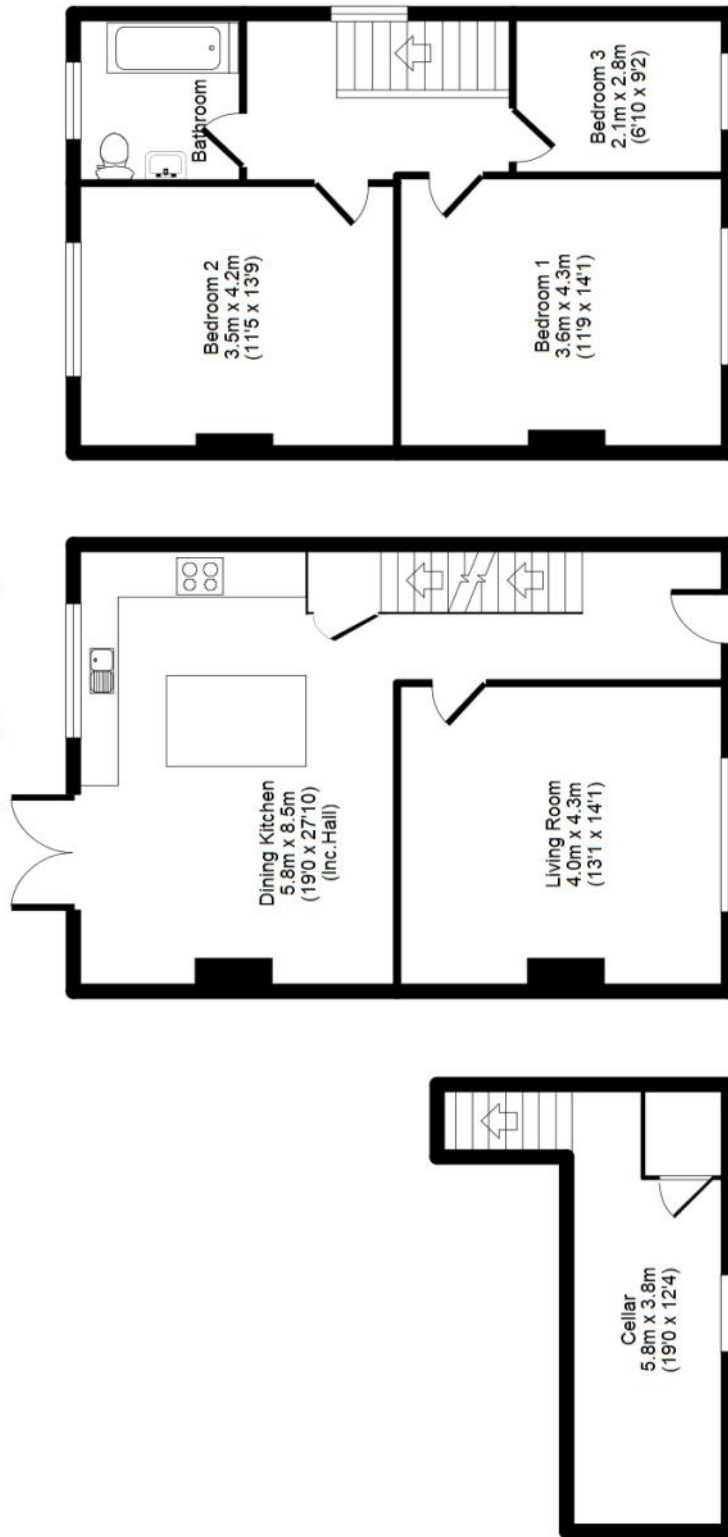
For sat nav users the postcode is: HD6 2HW

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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Cellar

Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 112 sq. m / 1199 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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