MARSH & MARSH PROPERTIES

20 High Street, Brighouse, HD6 1DE *£205,000*



If you are looking for the ideal family home, situated on a well-regarded and highly sought-after residential location, close to Brighouse town centre, this will certainly be of special interest. This four bedroomed, terraced, property is offered with the added advantage of NO CHAIN and is a real TARDIS; offering a surprising amount of space that the frontage does not fully show. The property benefits from a charming front patio garden with border wall and artificial lawn that certainly enhances the kerb appeal of the overall property. To the rear is a private and enclosed garden that offers the ideal place to sit out due to its patio and artificial lawned areas. The property benefits from on street permit parking to the front elevation.

Internally the property is offered in a good condition throughout, with modern styles and decor, offering the opportunity for a prospective buyer to move in with little to no work required. With its warm and welcoming living room, spacious and highly functional dining kitchen, four bedrooms over two floors (three offering ample space for a double bed), house bathroom and a large, dry cellar. From the moment you step inside you will certainly notice the special nature the property has to offer.

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

Tel: 01422 648 400 *info@marshandmarsh.co.uk* *www.marshandmarsh.co.uk*

As mentioned, the property is located close to Brighouse town centre offering the town's amenities on the doorstep to the property, including the numerous cafes, bars and independent shops. Owing to its well-placed location the property benefits from outstanding transport connections, with Brighouse bus station offering easy access to the surrounding locations and Brighouse train station with access to the Grand Central train service to London. The property is within walking distance of the outstanding primary and good secondary schools, both within the catchment area of the house.

Owing to the fantastic number of features on offer with this outstanding property, from its spacious internals, highly sought after location and well-connected position, all with the added advantage of NO CHAIN, an appointment to view is essential.

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

LIVING ROOM





A spacious and well-presented living room that offers ample space for a three-piece suite along with additional furniture. The living room benefits from an electric fireplace, on a granite hearth with a feature surround, which creates the ideal central feature for the whole room. With a uPVC double glazed window to the front elevation, carpeted floor, central light fitting, two single radiators and a television access point.



From the living room a wooden door opens into the

DINING KITCHEN





A well-presented and spacious dining kitchen that offers a large amount of space to one side of the room, ideal for a large dining table. There are laminated work surfaces to two walls, with over and under counter cupboards and drawers, which offer a large amount of work space. The kitchen

offers access to the rear garden via a uPVC double glazed stable style door. With a range style cooker unit, central light fitting, over work space spotlights, double radiator, splashback tiling, vinyl flooring, uPVC double glazed window to the rear elevation, cornice to ceiling, space for a fridge/ freezer and a stainless-steel sink with stainless steel mixer tap.



From the dining kitchen a wooden door opens onto carpeted stairs that lead up to the

LANDING

With a carpeted floor, single radiator and central light fittings.

From the landing wooden doors open into

BEDROOM 1





A large master bedroom that offers more than ample space for a king-sized bed along with additional bedroom furniture. The bedroom benefits from a bulkhead cupboard offering additional storage space. With a carpeted floor, central light fitting, cornice to ceiling, double radiator and a uPVC double glazed window to the front elevation.



BEDROOM 2





A good sized second bedroom that would be the ideal work from home office space, guest bedroom or child's room. The room also benefits from an under stairs storage cupboard to one side. With a carpeted floor, central light fitting, cornice to ceiling, double radiator and uPVC double glazed

window to the rear elevation.

HOUSE BATHROOM



A neatly presented house bathroom that makes excellent use of the space on offer. With a panel bath, over bath electric shower, pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the rear elevation, stainless steel towel radiator, splashback tiling, vinyl flooring, ceiling inset spotlights and an extractor fan.

From the landing carpeted stairs lead up to the

UPPER LANDING

A short upper landing with a carpeted floor and omni-directional ceiling spotlights.

From the upper landing wooden doors open into

BEDROOM 3



A large third bedroom with space for a double bed. With a wood laminate floor, single radiator, Velux window, central light fitting and beamed ceiling.



BEDROOM 4



Another good-sized bedroom, again offering space for a double bed. With a wood laminate floor, bulkhead cupboard, single radiator, Velux window, central light fitting and beamed ceiling.

From the short ground floor hallway, a wooden door opens onto stone steps that lead down to the

CELLAR



A beautifully presented cellar storage area, being light, bright and dry and offering the ideal place for additional storage. The cellar features a painted stone floor, uPVC double glazed window

to the front elevation, fitted sink, plumbing for a washing machine and coal storage.

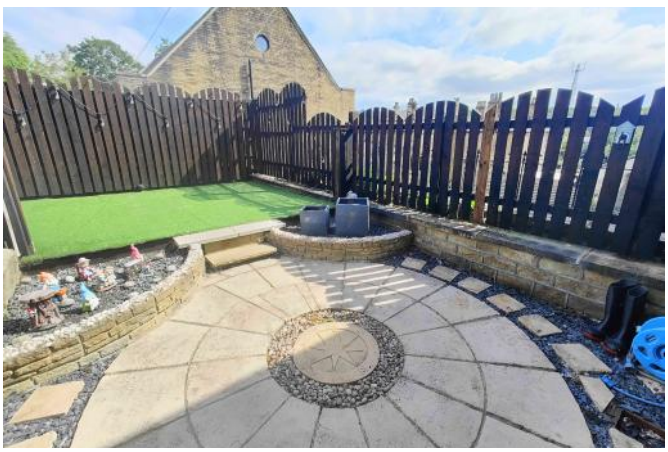


GARDENS

To the front of the property is a charming patio garden, fully enclosed by stone wall and gated, that offers a charming kerb appeal.



To the rear of the property is another charming two-tier garden. To the edge of the property is a flagged patio area, ideal to sit out and relax or to have a barbeque. To the upper tier is an artificial lawned area, ideal for children and pets to play. The rear garden is fully enclosed via a wooden fence and has dual gated access to a ginnel that leads to the front of the property.







PARKING

The property benefits from permits for 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: ///trials.sock.market

Google Plus Code: P639+FVQ Brighouse

Postcode: HD6 1DE

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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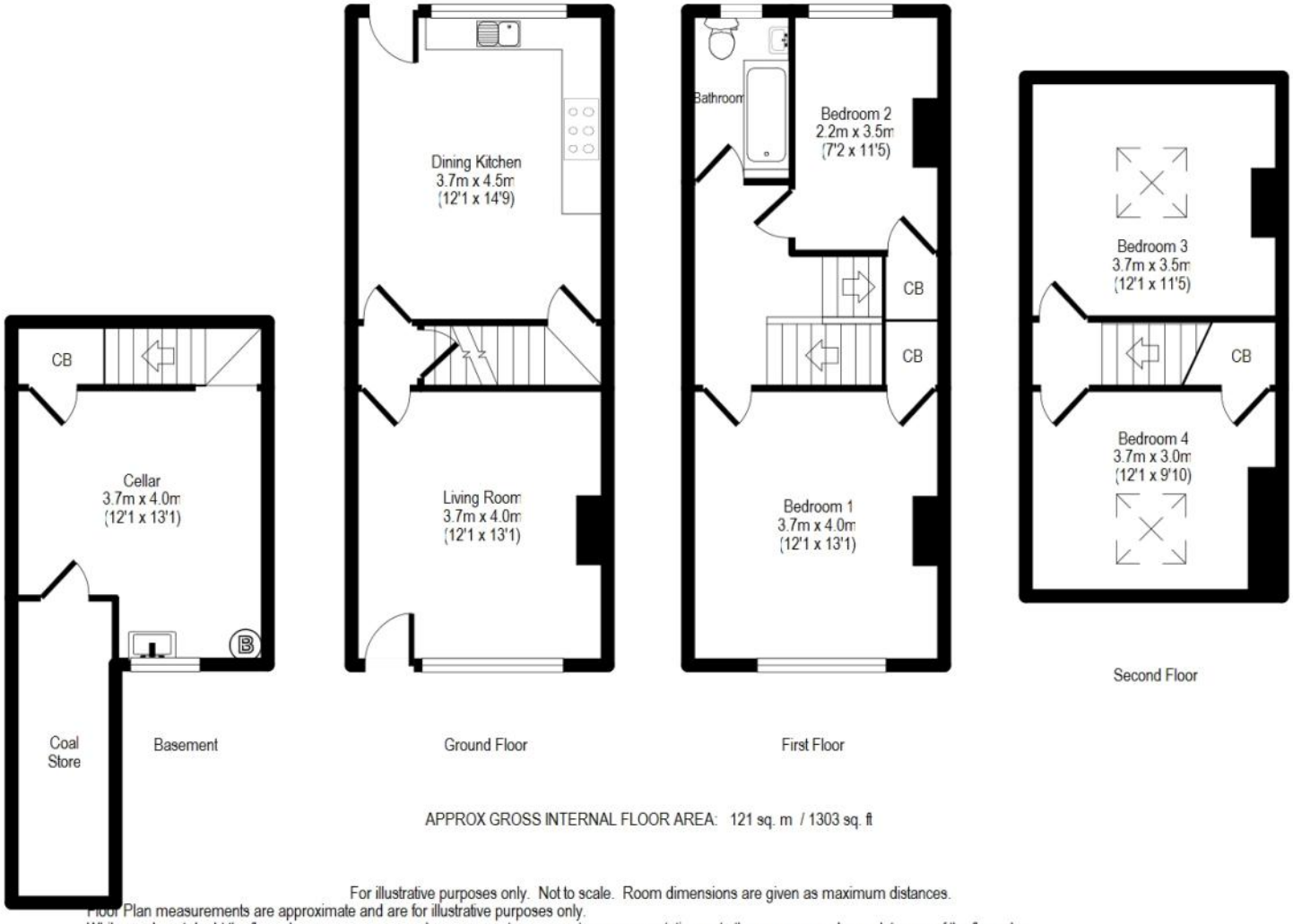
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APPROX GROSS INTERNAL FLOOR AREA: 121 sq. m / 1303 sq. ft

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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