

MARSH & MARSH PROPERTIES

27 Mayfield Grove, Bailiff Bridge, HD6 4EE

£225,000



If you are a growing family, first time buyer or anyone looking for that special something, this will be the house for you. A beautifully presented, three bed roomed, mid-terrace, property; situated on a quiet and charming residential street, in the well-regarded Bailiff Bridge village. The house is also offered with the added advantage of being with NO CHAIN. The property offers ample parking for two cars, on a concrete driveway, to the front elevation. To the rear of the drive a staircase leads to a raised flagged seating area offering a charming space to sit back and relax. To the rear of the property is a well-maintained patio and raised decked garden, an ideal place to sit back and relax or to have a barbecue.

Internally the property is beautifully presented with a neutral style and modern décor throughout. Owing to its well-presented internals, if you are looking for a property that is ready to move into - with little work required - then this will certainly be of special interest. With a spacious living room, well-appointed dining kitchen, three bedrooms and house bathroom. Just step inside and you will immediately notice the fantastic potential on offer with this property; ripe to put your own stamp onto.

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

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This property benefits from excellent transport connections to the local area, in addition to having plenty of small local shops within walking distance. Brighouse train station is just a short drive away, offering cross Pennine connections and access to the Grand Central train service to London, as well as the M62 motorway being a quick 5-minute drive providing easy access to the major cities of Leeds, Manchester and Bradford. The property is also within the catchment area of both good primary and secondary schools.

Owing to the fantastic potential on offer with this property, its sought-after residential location and front and rear gardens, all offered with the added advantage of being with NO CHAIN, an appointment to view is essential.

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

HALLWAY

A welcoming entrance hall that creates an ideal first impression as you step inside the property. With a central light fitting, single radiator and carpeted floor.

From the hallway a wooden door opens into the

LIVING ROOM



An open, light and bright living room that offers ample space for a three piece suite along with additional furniture. A gas style stove fireplace, on a granite hearth and inset into the chimney breast, creates a charming central feature for the whole room. With a carpeted floor, large uPVC double glazed window to the front elevation, central light fitting, cornice to ceiling, double radiator and a television access point.



From the rear of the living room double wooden doors open into the

DINING KITCHEN



A beautifully presented dining kitchen that offers space to one side for a large family dining table. The room also has a uPVC double glazed door that offers access to the rear garden. The kitchen area features a "U" shaped set of laminated work surfaces, with over or under counter cupboards and drawers, to one side of the room. With an integrated hob, integrated oven, stainless steel extractor hood, two uPVC double glazed windows to the rear elevation, two central light fittings, wood laminate flooring, splashbacks, space for a

fridge/freezer, plumbing for a washing machine, single radiator and an inset stainless steel sink with mixer tap.



From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, central light fitting and loft access hatch (that offers access to a highly useful boarded loft storage space).

From the landing wooden doors open into

BEDROOM 1



A spacious master bedroom that offers plenty of space for a king sized bed along with additional furniture. The bedroom features a set of fitted wardrobes to one side offering plenty of additional storage space. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and a single radiator.

BEDROOM 2

A generous second bedroom that offers space for a double bed as well as offering additional storage space with a corner fitted cupboard. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and a single radiator.



BEDROOM 3



An ideal work from home office space, guest room or child's bedroom. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and a single radiator.

BATHROOM

A beautifully presented, modern and stylish house bathroom that features a panel bath, over bath shower, pedestal washbasin, close coupled toilet, stainless steel towel radiator, frosted uPVC double glazed window to the rear elevation, ceiling inset spotlights, tiled floor and tiled walls.



GARDENS

To the front of the property, elevated from the driveway, is a charming patio garden, creating an ideal place to sit out and relax as well as enhancing the kerb appeal of the property and increasing the privacy.



To the rear of the property is a flagged patio seating space with a set of stone steps that lead up to a raised decked seating space, ideal for patio furniture or a hot tub. The rear garden is fully enclosed with a wooden fence and offers a secure space for children and pets to play.





PARKING

To the front of the property is a concrete driveway that offers two parking spaces.

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: ///puts.descended.flying

Google Plus Code: P6GF+XJ5 Brighthouse

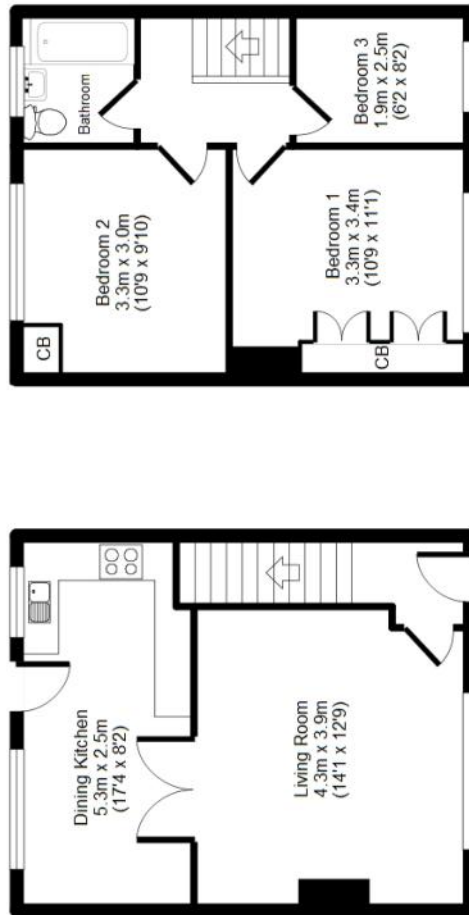
For sat nav users the postcode is: HD6 4EE

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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27 Mayfield Avenue, Bailiff Bridge, HD6 4EE



Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 67 sq. m / 723 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. All images and dimensions are not intended to form part any contract or warranty.

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