

MARSH & MARSH PROPERTIES

114 Lightcliffe Road, Brighouse, HD6 2HY

£175,000



Situated in the sought after location of Brighouse, is this charming and well-presented two bedroomed, terraced, property; all offered with the added advantage of being with NO CHAIN. The perfect home for any first time buyer or young family or even ideal for a prospective landlord as an investment. This house has plenty to offer with its enclosed front, low-maintenance, garden that creates a well-received kerb appeal to the surprisingly spacious and beautifully finished rear garden - the perfect place to sit back and relax. The house also offers plenty of on street parking to the front elevation.

When you step inside you will truly see the “WOW” factor. Being presented with a modern and neutral décor and style, offering any prospective buyer the opportunity to move in with little to no work required. With its stylish and spacious living room, well-appointed kitchen, two bedrooms and house bathroom. If you are looking for that warm and welcoming home this will certainly be the one for you.

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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.

Owing to the fantastic features on offer with this property, including its well-presented internals, well connected location and fantastic rear garden, all for a realistic asking price, and with the added advantage of NO CHAIN, an appointment to view is essential.

From the front of the property a uPVC double glazed door opens into the

LIVING ROOM



A fantastic first impression as you step inside the property; the living room is a warm and

welcoming space that has been beautifully finished to create a stylish living area. The main feature that you will first notice is the traditional styled gas fireplace, set on a tiled hearth and with a feature wall chimney breast, that creates the ideal central focal point for the whole room. There is plenty of space for a three piece suite along with additional furniture. With a wood laminate floor, central light fitting, uPVC double glazed window to the front elevation, cornice to ceiling, double radiator and television access point.



From the living room a wooden door opens into the

KITCHEN





Another beautifully presented space that is well laid out to create a highly functional kitchen. A set of laminated work surfaces to three walls, all with over or under counter cupboards, presents ample work space. A uPVC double glazed door, with transom window, opens to the rear elevation offering access to the rear garden. With a free standing cooker unit, plumbing for a washing machine, space for a fridge/freezer, uPVC double glazed window to the rear elevation, central light fittings, wood laminate floor and a composite sink with stainless steel tap.

From the living room an enclosed staircase leads up to the

LANDING



A beautifully presented landing that offers a charming feature and style that offers two central light fittings, wood laminate floor and alcove inset shelving for additional storage space.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom that offers 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 a double radiator.

BEDROOM 2



A well-presented second bedroom, ideal for a child's bedroom, guest room or as a work from home office space. With a wood laminate floor, uPVC double glazed window to the rear elevation, central light fitting and single radiator.

BATHROOM



A beautifully presented and well laid out house bathroom that makes excellent use of the space on offer to create the ideal place to relax. With its panel bath, corner shower cubicle, glass splashguard, pedestal washbasin, close coupled toilet, stainless steel towel radiator, tiled floor, tiled walls, central light fitting and a frosted uPVC double glazed window to the rear elevation.



From the kitchen a wooden door opens onto stone stairs that lead down to the

CELLAR



A fantastic additional storage space for the property, this dry cellar features a carpeted floor, two central light fittings and numerous power outlets.

GARDENS



To the front of the property is a charming, low-maintenance, patio garden, creating the ideal first impression as you arrive as well as enhancing the kerb appeal. The garden is bordered on two sides by stone wall, with picket fence to the third. A front flagged pathway, with pebbled trim, leads up to the front door.



To the rear of the property is a well-maintained and sizable, lawned garden. All enclosed by stone

wall and wooden fence that creates the ideal place for children and pets to play. The garden has a shed to the rear corner offering additional storage space.



PARKING

There is on street parking to the front of the property.

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: [///expand.bulb.frame](#)

Google Plus Code: P667+V96 Brighthouse

For sat nav users the postcode is: HD6 2HY

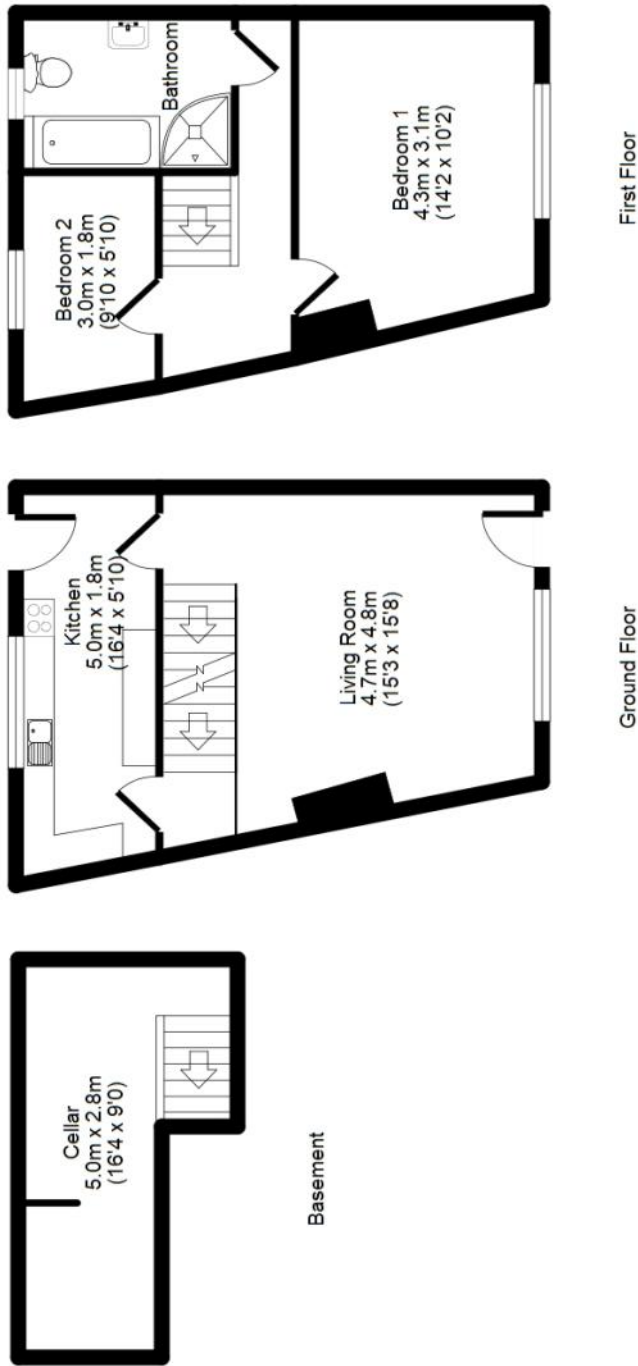
MORTGAGE ADVICE

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.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 68 sq. m / 736 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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