

MARSH & MARSH PROPERTIES

472 Huddersfield Road, Wyke, BD12 8AY

£135,000



If you are a first time buyer, property investor or anyone looking for a beautifully presented home, this certainly will be of special interest for you. A three bedoomed terraced property, situated in the village of Wyke, this property has a bounty of charm and is well presented from the moment you arrive. A gated frontage, enhancing the property's privacy, leads into a beautifully maintained pebbled and flowerbed garden, which not only offers a well-received first impression but also enhances the kerb appeal. To the rear of the property there is another beautifully presented garden, a flagged patio space, fully boarded and gated to the rear. The property benefits from an electric car charging port onto the private shared access road to the rear elevation with ample on street parking to the front elevation.

Internally the property will continue to impress, being offered with a modern style and décor, in a neat and clean condition that offers the opportunity for a prospective buyer to move in with little work required to tailor this house to become your own home. With its spacious living room, beautifully presented kitchen, three bedrooms, two with space for a double bed, shower room and a storage cellar. Just step inside and you wont be disappointed with the fantastic potential this property has to offer.

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

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This property benefits from being within a short commute of a local outstanding primary school and good secondary schools. There are also excellent transport links to the surrounding area with Bradford being just a short 10 minute drive away, as well as quick access onto the M62 motorway offering links to Leeds and Manchester. Also with access to either Bradford or Brighouse train stations, both with cross Pennine connections and availability of the Grand Central train service to London.

Owing to the fantastic nature of this property an internal inspection is essential in order to fully appreciate everything on offer.

From the front of the property a uPVC double glazed door, with transom window, opens into the

HALLWAY

A welcome reception into the property creating a barrier from the external aspect to the internal. With its wood laminate floor, central light fitting, double radiator and wall mounted coat hooks.

From the hallway a wooden door opens into the

LIVING ROOM

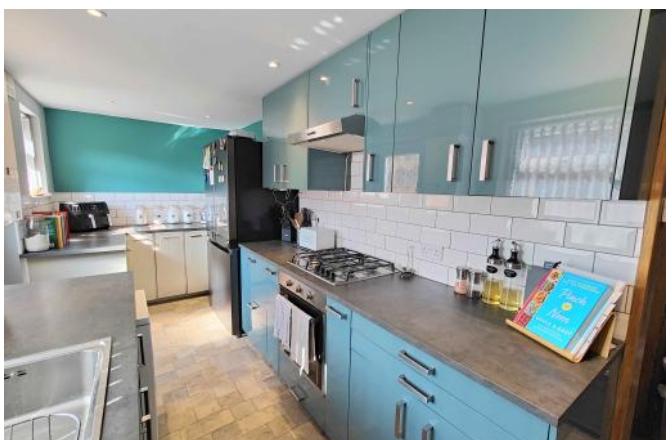


A light, bright and open living room that offers plenty of space for a three piece suite. A central electric fireplace creates a charming feature for the whole room. A fitted corner entertainment centre offers the ideal place for a television as well as housing space for games consoles and storage space. With a carpeted floor, central light fitting, double radiator and a uPVC double glazed window to the front elevation.



From the living room a wooden door opens into the

KITCHEN



A well-presented, laid out and stylish kitchen that will suit any culinary enthusiast. The kitchen has

laminated work surfaces to three walls, all with over or under counter cupboards and drawers offering additional storage space. A uPVC double glazed door offers access to the rear garden. With a fitted hob, fitted oven, stainless steel extractor hood, ceiling inset spotlights, space for a fridge/freezer, vinyl flooring, underfloor heating, tiled splashbacks, plumbing for a washing machine, plumbing for a dishwasher and a stainless steel sink with stainless steel tap.



From the hallway carpeted stairs lead up to the

LANDING

A light, bright and open landing area that features a carpeted floor and two stylish central light fittings.

From the landing wooden doors open into

BEDROOM 1



A spacious master bedroom that offers ample space for a double bed along with additional bedroom furniture. With a wood laminate floor, central light fitting, double radiator and a uPVC double glazed window to the front elevation.

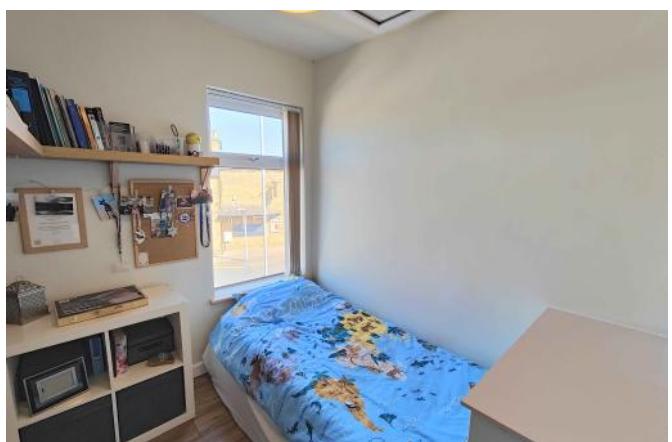


BEDROOM 2



A good sized second bedroom that has the space for a double bed, currently utilised as a work from home office space. With a wood laminate floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.

BEDROOM 3



A charming third bedroom, perfect for a child's bedroom or guest room. With a wood laminate

floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.

SHOWER ROOM



A well laid out shower room making excellent use of the space on offer. With a large shower cubicle, rainfall style shower, pedestal washbasin, close coupled toilet, stainless steel towel radiator, tiled floor, tiled splashbacks, ceiling inset spotlights, frosted uPVC double glazed window to the rear elevation and an extractor fan.

GARDENS



To the front elevation is a charming pebbled garden, featuring flowerbeds and front flagged pathway. The garden is boarded by a wooden fence and gated to the front elevation that not only enhances privacy but also presents a charming kerb appeal.

To the rear of the property is a flagged patio garden offering the ideal place to sit out and relax. A raised flowerbed creates a charming feature. The rear garden is fully enclosed with privacy fence panelling and has a gated access to the rear elevation. The rear access road provides vehicle access to the rear and the rear garden also houses

the electric car charging point.



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: ///items.fence.smiles

Google Plus Code: P6WJ+4W2 Bradford

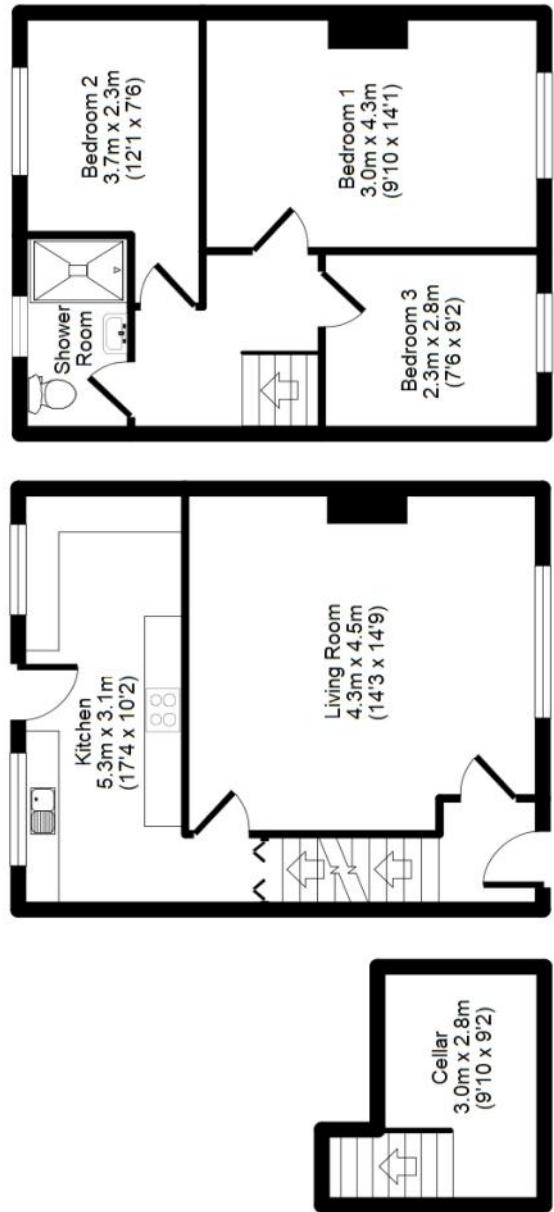
For sat nav users the postcode is: BD12 8AY

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: 77 sq. m / 827 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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