

MARSH & MARSH PROPERTIES

52 Huddersfield Road, Brighouse, HD6 3RD

£135,000



This charming, two bedroomed, end-terrace property is situated on the outskirts of Brighouse town centre in a convenient and well-connected position, making this ideal for a professional couple or first-time buyer. The house does require some modernisation internally and, therefore, is offered at an attractive and realistic asking price. The house has been a well-loved family home and offers a shrub garden to the front elevation, enhancing the kerb appeal, and a patio forecourt to the rear; ideal to sit out and relax. There is private garage parking to the rear elevation with ample on street parking (one in front of the garage).

Internally the property offers a fantastic amount of potential, requiring modernisation but presenting a spacious layout with plenty of charming features. With a well-presented living room, spacious dining room, long kitchen, two generous sized bedrooms, well presented house bathroom and vaulted storage cellar. Just take a look at the virtual tour and you can appreciate all this house has to offer.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

Situated within walking distance of the charming town of Brighouse, providing quick and easy access to its excellent amenities, shops and services. Brighouse train station is just a short 5-minute walk away, providing outstanding rail connections to the surrounding areas in addition to the Grand Central train service. The M62 motorway is just a 5-minute drive away providing ready and quick access to the major cities of Leeds, Manchester and Bradford. The property also benefits from being within the catchment area of outstanding primary and good secondary schools, all within walking distance.

Owing to the fantastic potential this property has to offer, its generous internal space and its convenient and sought-after location, an appointment to view is essential.

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

PORCH

With a tiled floor, uPVC double glazed construction and central light fitting; the porch is the perfect reception to the property that also creates a barrier from the external to the internal.

From the porch a wooden door opens into the

LIVING ROOM



A charming and spacious living room that offers ample space for a three piece suite along with additional furniture. The room is well illuminated via a central light fitting in addition to being bathed in natural light from the uPVC double glazed window to the front elevation. A large stone-worked gas fireplace creates a charming central feature for the whole room. With an

original large cornice to ceiling, picture rail, double radiator, carpeted floor and television access point.



From the rear of the living room a set of arched wooden, glass panel doors open into the

DINING ROOM



Another large and spacious room that offers plenty of space for a large family dining table. This would be an ideal room for conversion into a sizable dining kitchen with open plan access to the living room. A gas fire, on a marble hearth and with a solid mantelpiece, creates a charming central feature. A set of uPVC double glazed French Doors open out to the rear of the property,

providing access to the garden. With a wood laminate floor, beamed ceiling, central light fitting, wall mounted light fitting, stone workings and double radiator.



From the dining room a wooden door opens into the

KITCHEN



A long kitchen (to the rear of the property that, owing to its laminated work surfaces to three walls, creates an ideal work space, all with over or under counter cupboards and drawers. With a cooker unit, extractor hood, double radiator, two uPVC double glazed windows to both side elevations, plumbing for a washing machine, tiled

floor, tiled splashbacks, space for a dryer, central light fitting, beamed ceiling, space for a fridge, space for a freezer and a 1 ½ sink with a stainless steel mixer tap.



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

LANDING

With a single radiator, two central light fittings, loft access hatch and carpeted floor.

From the landing wooden doors open into

BEDROOM 1



A generous master bedroom offering ample space

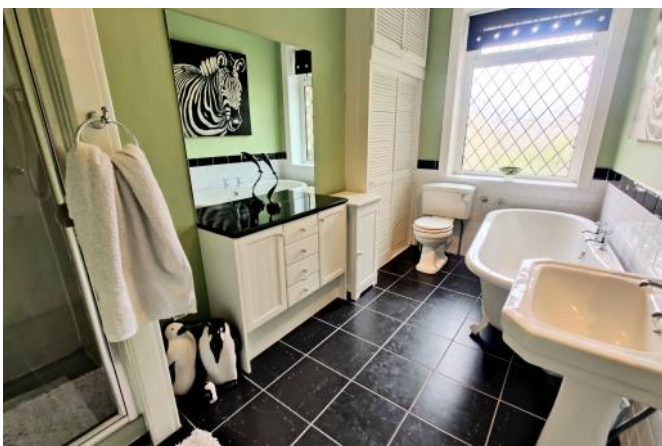
for a double bed along with additional bedroom furniture. To one side the central chimney breast doubles as a dressing table, with fitted wardrobes to either side into the alcoves. With a carpeted floor, double radiator, central light fitting and leaded uPVC double glazed window to the front elevation.

BEDROOM 2



A spacious and long second bedroom, bathed in natural light owing to its two leaded uPVC double glazed windows to the side elevation that provides a fantastic view over Brighouse town centre. With a carpeted floor, two single radiators, central light fitting and a set of fitted wardrobes to one end of the room.

BATHROOM



A well-presented and stylish house bathroom, benefitting from a four-piece suite, all in a Victorian style and finished to a high quality. With a Victorian style bowl bath, pedestal washbasin, low flush toilet, inset shower cubicle, corner fitted airing cupboard, tiled floor, tiled splashbacks, frosted uPVC double glazed window to the rear elevation, central light fitting and a single radiator.



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

CELLAR

A good-sized vaulted cellar; an ideal storage area. Featuring a stone shelf, central light fitting and stone floor. The coal cellar, to the rear, also provides further storage space.

GARDEN

To the front elevation is a well presented shrub and rockery garden that enhances the kerb appeal of the property and creates a charming reception. The front garden is bordered by stone wall and cast iron fence.



To the rear of the property is a patio seating area; ideal to sit out and relax or to have a barbeque.



PARKING



To the rear of the property a single garage provides a secure parking space for the property.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

The property is listed as LEASEHOLD and is assumed to have a c 59p PA ground rent and has a lease in the region of 999 years.

TO VIEW

Strictly by appointment, please telephone Marsh

& Marsh Properties on 01422 648400.

DIRECTIONS



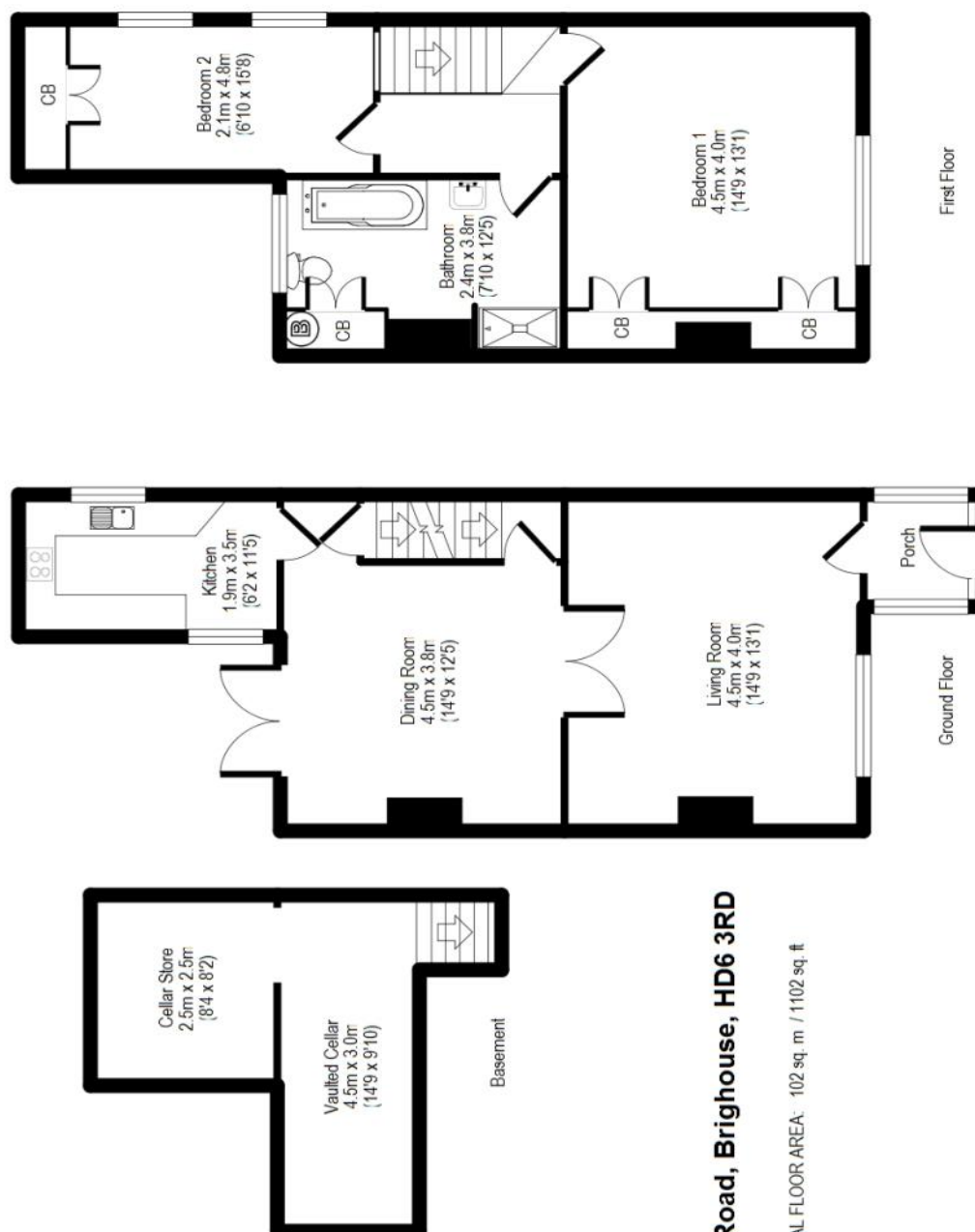
From Brighouse centre, near Sainsbury's, head towards the train station on Huddersfield Road (A641) for 0.2 miles. The property will be located shortly after the bridge on the right hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HD6 3RD

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.



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

(c) Marsh and Marsh Properties

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk