

# MARSH & MARSH PROPERTIES

*49 Long Ridge, Brighouse, HD6 3RZ*

*£350,000*



This ideal four bedroomed family home is situated on a quiet street, on the outskirts of Brighouse, in a charming elevated position and benefits from stunning, far reaching, valley views to the front elevation. The ideal property for any growing family, or a professional, looking for that “forever home”. The house benefits from both front and rear gardens, both offering the perfect place to sit out and relax, in addition to the private driveway parking to the front elevation.

Internally this house offers a surprising amount of space, laid out in a sensible and highly functional manner that will certainly suit family life. Owing to its large uPVC double glazed windows throughout it is light and bright and offers a welcoming feeling. With its large and dual aspect living room, spacious dining room, well-appointed kitchen, utility and storage room, entrance porch, four good sized bedrooms (one with en-suite and three with ample space for a double bed) and house bathroom.

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

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Not only is this property situated in a quiet and highly sought after location but it is also in a well-connected position. The house benefits from being just 3 minutes from Brighouse town centre as well as just a quick 6 minute drive from the M62, offering quick connections to the major cities of Leeds, Bradford and Manchester. There are ample bus services running regularly to local areas. Brighouse train station, just 3 minutes' drive away, offers outstanding links to surrounding cities, in addition to having access to the Grand Central train service to London. The property is also within the catchment area of local good schools.

Owing to the numerous features on offer with this ideal family home, it's highly sought after location and its far reaching views an appointment to view is essential in order to fully appreciate this property.

From the front of the property a uPVC double glazed door offers access into the

### **PORCH**

An ideal addition into the property providing a barrier from the external to the internal aspect. With a tiled floor and uPVC double glazed windows to all sides.

From the porch a door opens into the

### **HALLWAY**

With a tiled floor, central light fitting and alarm control panel.

From the hallway wooden doors open into the

### **LIVING ROOM**



A large and spacious living room that benefits from a dual aspect nature with a uPVC double glazed bay window to the front elevation, benefitting from the outstanding valley views, and a set of uPVC double glazed French doors opening into the rear garden. A wall mounted gas fireplace creates a charming central feature for the whole room. With a carpeted floor, double radiator, two central light fittings and a television access point.



### **DINING ROOM**



Another spacious room, again benefitting from a dual aspect nature, with a uPVC double glazed bay window to the front elevation and uPVC double glazed French Doors to the rear elevation. The

dining room offers more than ample space for a large family dining table along with additional furniture. With a double radiator, carpeted floor and large style designer light fitting.



From the dining room a wooden door opens into the

### WC

A highly useful addition to the property providing ground floor facilities with close coupled toilet, sink and central light fitting.

From the dining room a wooden door opens into the

### KITCHEN



This well-presented kitchen is well lit via numerous light-fittings and is bathed in natural light via a uPVC double glazed window, to the front elevation, again benefitting from the far-reaching views. The kitchen has plenty of work space owing to work surfaces to three walls, all with over or under counter cupboards and drawers. With a fitted cooker unit, stainless steel extractor, double radiator, plumbing for a dishwasher, wine cooler, splashback tiling, vinyl flooring, space for a fridge/freezer and a stainless steel sink with stainless steel mixer taps.



To the rear of the kitchen double wooden doors open into the

### UTILITY ROOM

A highly useful addition to the property adding further storage space and facilities. With a vinyl floor, laminated work surfaces to one side, uPVC double glazed French doors opening into the garden, tiled splashbacks, central lighting and cupboard storage space to one side.

From the hallway carpeted stairs lead up to the

### LANDING

A large and long landing featuring a carpeted floor, two uPVC double glazed windows to the rear elevation, numerous ceiling inset spotlights, loft access hatch, single radiator and bulk head cupboard storage space.

From the landing a wooden door opens into

### BEDROOM 1

A large and long master bedroom, offering more than ample space for a double bed along with additional bedroom furniture. The room is bathed in natural light owing to the uPVC double glazed

window to the front elevation. With a single radiator, central light fitting, carpeted floor and cornice to ceiling.



From bedroom 1 a wooden door opens into

### **EN-SUITE**

A well-presented and modern en-suite that makes excellent use of the space on offer to create a highly functional room. With its walk-in style rainfall shower, pedestal washbasin, frosted uPVC double glazed window to the rear elevation, close coupled toilet, stainless steel towel radiator, splashback tiling, ceiling inset spotlights, vinyl flooring and extractor fan.

From the hallway wooden doors open into

### **BEDROOM 2**



Another good sized bedroom again offering space for a double bed along with additional bedroom furniture. With a single radiator, uPVC double glazed window to the front elevation, carpeted floor and central light fitting.

### **BEDROOM 3**



A generous third bedroom again offering space for a double bed along with further bedroom furniture. With a single radiator, uPVC double glazed window to the front elevation, cornice to ceiling, carpeted floor and central light fitting.

### **BEDROOM 4**

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

### **BATHROOM**

A well-appointed and presented bathroom that again makes excellent use of the space on offer. With its panel bath, over bath shower, suspended washbasin, frosted uPVC double glazed window to the front elevation, close coupled toilet, stainless

steel towel radiator, vinyl flooring, splashback tiling, central light fitting and extractor fan.



decked area benefits from a lofty position providing the perfect view of the valley beyond and is a real sun trap. The shed in the rear garden is to be included in the sale of the property.



## GARDENS



To the front is a charming garden that enhances the kerb appeal of the property and also provides privacy; an ideal space to sit out and enjoy the far-reaching valley views.



To the rear of the property is a beautifully presented multi-tiered garden space. From the edge of the property is a twin tier patio seating area, ideal for having a barbeque or sitting out and relaxing in an evening. A series of stone steps lead up to a lawned tier with further steps leading up to a decked area at the head of the garden. The



## PARKING

To the front of the property there is driveway parking for two cars.

## 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.

### **TO VIEW**

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

### **DIRECTIONS**

From Brighouse town centre head towards Woodhouse on Huddersfield Road (A641) for 0.8 miles. Opposite the entrance road for Bradley Woods turn right onto Toothill Lane and after 0.1 miles turn right onto Lyndhurst Avenue. After a further 0.1 miles turn left onto Long Ridge. Follow the road round and look out for the property on your right hand side. The property can be identified by the Marsh and Marsh Properties "For Sale" sign outside.

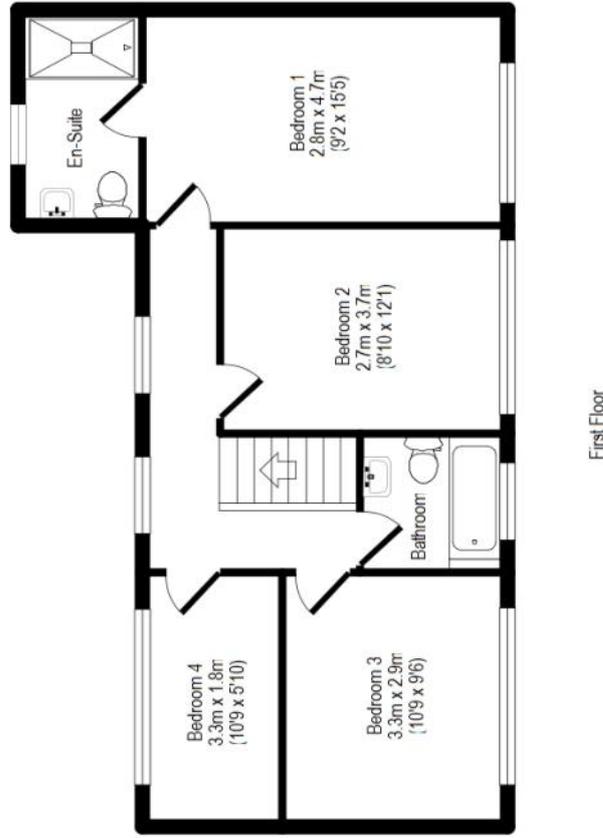
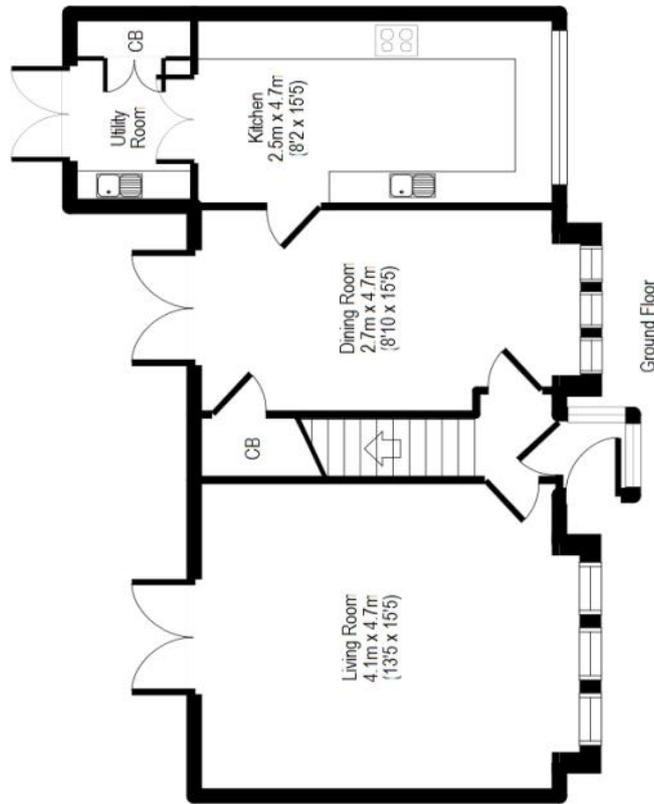
For sat nav users the postcode is: HD6 3RZ

### **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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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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