

# MARSH & MARSH PROPERTIES

12 High Street, Brighouse, HD6 1DE

£275,000



This beautifully presented, four bedrooomed, terraced, property is situated on the highly sought-after High Street in Brighouse town centre and has undergone a full redecoration to create a modern and stylish family house. The property has a beautifully presented frontage with period features, benefitting from a charming kerb appeal and is enhanced by the shrub garden enclosed by a stone wall. To the rear of the property is a low-maintenance patio garden offering an ideal space to sit out and relax. If you are looking for that special something then this will be the property for you.

Internally the house is presented beautifully from the moment you step inside, with modern décor, light and bright throughout and feature high ceilings. The house has a charming feeling that won't fail to impress. With a generous family living room, well-appointed dining kitchen, utility room, ground floor WC and shower room, four bedrooms (three with space for a double bed and one with a WC), well presented house bathroom, large storage cellar (potential office space) and a sauna.

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High Street is a highly sought after residential area owing to its close proximity to Brighouse town centre which is just a minute's walk away. The property also benefits from being within easy walking distance of a variety of good primary and secondary schools. It is also ideally located to make the most of the excellent transport links in the vicinity; with the M62 just 10 minutes' drive away, offering cross Pennine connections as well as quick routes to both Leeds and Bradford. Also, Brighouse train station is 10 minutes' walk away presenting easy access to the local towns and cities, as well as the Grand Central train service to London.

Owing to the multitude of features offered with this property, an appointment to view is highly recommended as this is such a convenient house in a good location and for a realistic price.

From the front garden a frosted patterned glass panel wooden door, with frosted and patterned transom window, opens into the

#### **HALLWAY**



A charming reception into the property being light and bright creating a welcoming atmosphere from the moment that you step inside. With a feature tiled flooring, two central light fittings, cornice to ceiling and single radiator.

From the hallway a wood panel doors open into the

#### **LIVING ROOM**

Beautifully presented, having been redecorated in modern greys and bathed in natural light by the large tall twin uPVC double glazed windows to the front elevation. A feature gas fireplace creates an ideal central feature for the room with its marble

hearth and mantelpiece and benefitting from under mantel LED strip lights for a warm glow effect. With original cornice to ceiling, ceiling rose, carpeted floor, central light fitting, single radiator and television access point.



#### **DINING KITCHEN**

A highly functional and spacious family dining kitchen. Again presented in modern styles and benefitting from work surfaces to three external walls, providing plenty of work space, all with over and under counter cupboards. There is ample room for a large family dining table to the centre of the room. An alcove inset Belling range style cooker, with six ring gas hob and multi oven compartments, provides a central feature for the

room. A uPVC double glazed door, with transom window, provides access to the garden to the rear of the property. With extractor hood, laminated work surfaces, single radiator, wood laminate flooring, fitted dishwasher, cornice to ceiling, ceiling rose, central light fitting, ample space for a fridge/freezer and 1 ½ kitchen sink with stainless steel mixer taps.



From the dining kitchen a wood panel door opens into the

#### **UTILITY ROOM**

A useful addition to the property providing the perfect space, and plumbing, for both a washing machine and dryer. The room also boasts a

laminated work surface to two of the walls as well as over counter cupboards providing plenty of storage space. With wood laminate flooring, stainless steel sink with mixer tap, splash back tiling surround, wall mounted boiler, uPVC double glazed window to the rear elevation and lit via numerous ceiling mounted spotlights.

#### **SHOWER ROOM**



A fantastic and recently installed addition to the property, utilising the space on offer to provide a convenient shower room. Well illuminated via ceiling mounted spotlights and enhanced by the complementing décor. With electric shower, glass splash guard, close coupled toilet, pedestal washbasin, 2/3 height tiling, wood laminate flooring and extractor fan.

From the hallway a wood panel door opens onto a series of stone steps that lead down to the

#### **BASEMENT**

A simple corridor that provides extra storage space with under stairs alcove at the end of the corridor and fully carpeted.

From the basement corridor an opening leads into the

#### **STORAGE ROOM**



A large decorated room that is a similar in size to the living room. The room, currently used as a storage room, could be used as an office, snug or cinema. The room is very well illuminated from both the numerous ceiling mounted spotlights as well as the window to the front elevation. With fitted carpets.

### **SAUNA**

A luxurious addition to the property; this sauna presents the perfect place to sit back and relax after a hard day's work. A wood boarded room with wooden seats and a tiled floor, lit via a central light fitting. The sauna is driven by an electric wall mounted sauna module for convenience and ease of maintenance.

From the hallway carpeted stairs lead up to the

### **LANDING**

With carpeted floor, central light fitting and cornice to ceiling.

From the landing wood panel doors open into

### **BEDROOM 1**



A beautifully presented, large master bedroom, decorated in a modern grey and wallpapered

feature wall. The room offers more than ample space for a king sized bed along with additional bedroom furniture. A large uPVC double glazed window, to the front elevation, bathes the room in natural light. With carpeted floor, cornice to ceiling, central light fitting and single radiator.

### **BEDROOM 2**



Again offered with a modern style and with ample space for a king sized bed in addition to further bedroom furniture. With carpeted floor, cornice to ceiling, central light fitting, fitted roller blinds and single radiator.

### **BEDROOM 3**



Ideal for a child's bedroom, office or guest

bedroom. With carpeted floor, cornice to ceiling, central light fitting, fitted roller blinds and single radiator.

#### BATHROOM



An impressive and elegant bathroom that makes excellent use of the space on offer. As soon as you enter you are drawn to the large shower cubicle, with glass panel splash guards and "drenching" shower fixture. Another well illuminated room owing to the uPVC double glazed window to the rear elevation and numerous ceiling mounted spotlights. With vanity counter inset washbasin, close coupled toilet, panel bath,  $\frac{3}{4}$  height tiling to all walls, vinyl flooring, corner fitted cupboard unit, towel radiator and extractor fan.

From the landing a series of carpeted stairs lead up to the

#### UPPER LANDING

A bright space connecting the three sections of the attic. Well-lit via a double glazed Velux window as well as a central light fitting. The upper landing offers access via a folding door into an eaves storage cupboard.

From the upper landing an opening leads into

#### BEDROOM 4

Another good sized bedroom offering ample space for a double bed along with additional bedroom furniture. A set of fitted wardrobes, to one side of the room, provides ample additional storage space. With carpeted floor, twin Velux windows, eaves storage access, double radiator and well-lit via omni-directional ceiling spotlights.



From the upper landing a folding door opens into the

#### WC



A simple yet stylish upper WC, neatly tucked away into the eaves of the property. With vanity inset washbasin, close coupled toilet, wall mounted mirror, fitted carpet, towel radiator and wall mounted crescent shaped spotlight light fitting.

#### GARDENS

At the front of the property is a rather charming pea gravel garden that adds to the kerb appeal of the property. The garden offers a low maintenance area that adds to the privacy and presents a welcome reception. The garden

borders a stone flag pathway that runs up to the front door and is enclosed by a stone wall with a cast iron fence and cast iron gate.



To the rear of the property is another low maintenance garden that can be accessed via the uPVC double glazed door from the kitchen, or from street side through a ginnel and gated pathway. A fully stone flagged, enclosed garden that offers the perfect space to sit out, entertain or have a barbecue. Owing to its enclosed and secure nature the garden is ideal for children and pets to play and is enclosed on all sides by a stone wall, with an extra wooden fence to one side.



## PARKING

There is ample on street parking to the front of the property and in the local vicinity. Permanent parking in High Street is via householders' council permits otherwise it is limited to a two hour period.

## GENERAL

The property has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing, loft insulation and gas central heating throughout. The property currently has broadband access and is listed as having access to superfast broadband. There is also a fitted alarm system and gated access to the property.

## TO VIEW

Strictly by appointment – please telephone Marsh & Marsh Properties on 01422 648 400.

## DIRECTIONS

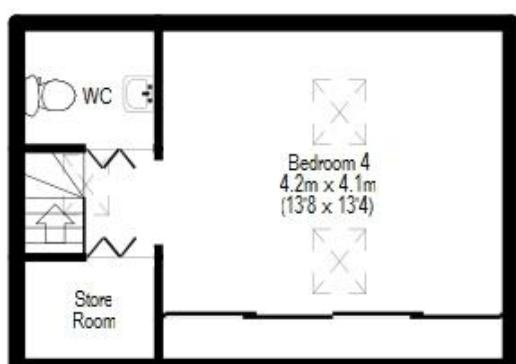
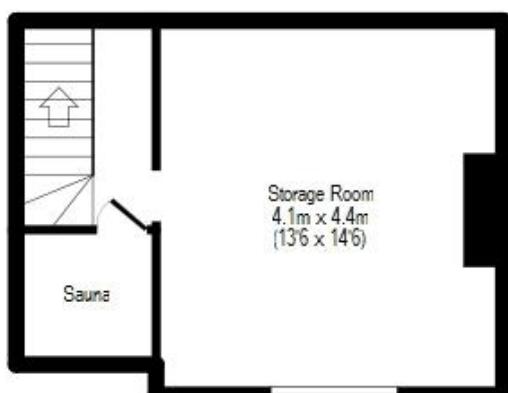
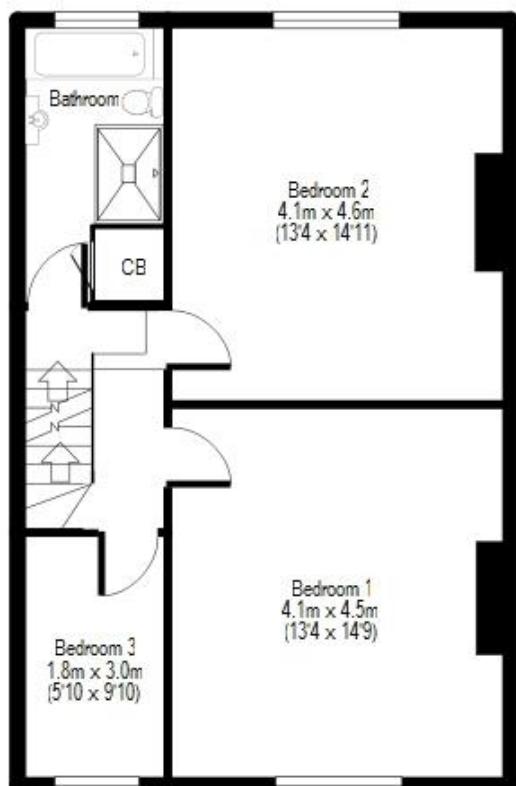
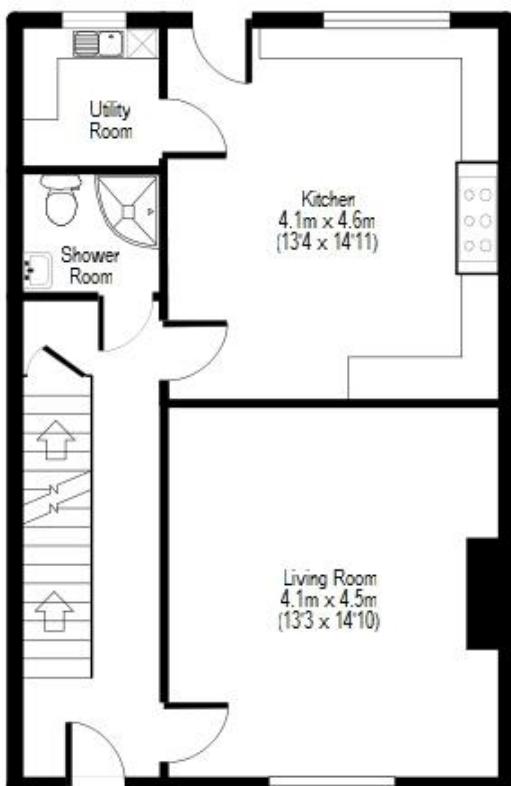
From Brighouse town centre, take the Lüdenscheid Link towards Tesco supermarket. Shortly after you pass the Central Methodist Church on your right hand side turn Left on Church Lane, by Church Lane surgery. Travel up Church Lane till you pass the day-care Centre, approximately 100m and then turn onto High Street for 0.1 miles. The property will be located on your left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HD6 1DE

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