

MARSH & MARSH PROPERTIES

12 Frances Street, Brighouse, HD6 2DU

£129,950



If you are in the market for a beautifully presented, two bedroomed, property, then this will certainly be of special interest. Ideal for any first time buyer, property investor or downsizing couple, this charming end-of-terraced property has plenty on offer and certainly requires special attention. The house offers on street parking and features a patio garden to the front elevation and a patio area to the rear elevation.

Internally the property is offered in beautiful condition, with complementing and modern colour schemes and a quality finish, that offers any prospective buyer to move in with no work required. The house offers a surprising amount of space throughout and is light and bright. With its spacious and open living room, well-appointed kitchen, two bedrooms and a beautifully presented house bathroom.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

The property also benefits from being in the catchment area of a variety of good primary and secondary schools, all within walking distance. The property also boasts excellent transport links to the surrounding areas with both Brighouse bus and train stations within a short walking distance. The M62 motorway is also within a short drive, offering quick and easy access to both Bradford and Leeds.

Owing to the immaculate nature of this property, its well-connected location and realistic asking price, an appointment to view 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

LIVING ROOM



A spacious, light and bright living room that is a fantastic reception into the property and creates the perfect first impression. Presented with a modern colour scheme, the room has plenty of space on offer. An electric stove effect fireplace, on a tiled hearth and with wooden mantelpiece, creates a charming central feature for the whole room. A large uPVC double glazed window bathes the whole room in natural light. With a central

light fitting, wood laminate flooring, single radiator, dado rail and a television access point.



From the living room an opening leads into the

KITCHEN



A long kitchen space that features laminated work surfaces to one wall, all with under counter cupboards, offering ample work space. The kitchen has a uPVC double glazed door to one side offering access to the rear of the property. With a cooker unit, double radiator, splashback tiling, tiled floor, uPVC double glazed window to the rear elevation, central light fitting, space for a fridge and a stainless steel 1 ½ sink with stainless steel mixer tap.

From the living room an opening provides access onto carpeted stairs that lead up to the

LANDING

With a carpeted floor and two central light fittings.

From the landing wooden doors open into

BEDROOM 1



A large and spacious master bedroom offering ample space for a double bed along with additional bedroom furniture. With a uPVC double glazed window to the front elevation, carpeted floor, dado rail, central light fitting and a single radiator.

BEDROOM 2

A generous second bedroom that creates the ideal guest room, child's bedroom or work from home office space. The second bedroom offers additional storage via a fitted wardrobe to one side. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.



BATHROOM



A beautifully presented house bathroom, offered with a modern style and bright colour scheme. The bathroom offers additional storage space with two airing cupboards. With a panel bath, over bath electric shower, vanity inset washbasin, close coupled toilet, frosted uPVC double glazed window to the side elevation, double radiator, ceiling inset spotlights, splashback tiling and a wood laminate floor.

From the kitchen stone stairs lead down to the

CELLAR

A well-presented storage cellar, with stone floor,

stone shelving and two central light fittings.

GARDEN

To the front of the property is a patio garden, bordered by a stone wall, ideal for potted plants and enhances the kerb appeal of the property.



To the rear of the property is a yard, perfect for hanging out washing or sitting out and having a barbeque.



PARKING

The property features on street parking to the front elevation.

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.

DIRECTIONS

From Brighthouse town centre head towards Hove Edge on Halifax Road (A644) for 0.2 miles and then turn right onto Waterloo Road. Take the second

left onto John Street and at the crossroads turn right onto Frances Street. The property will be on your right hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HD6 2DU

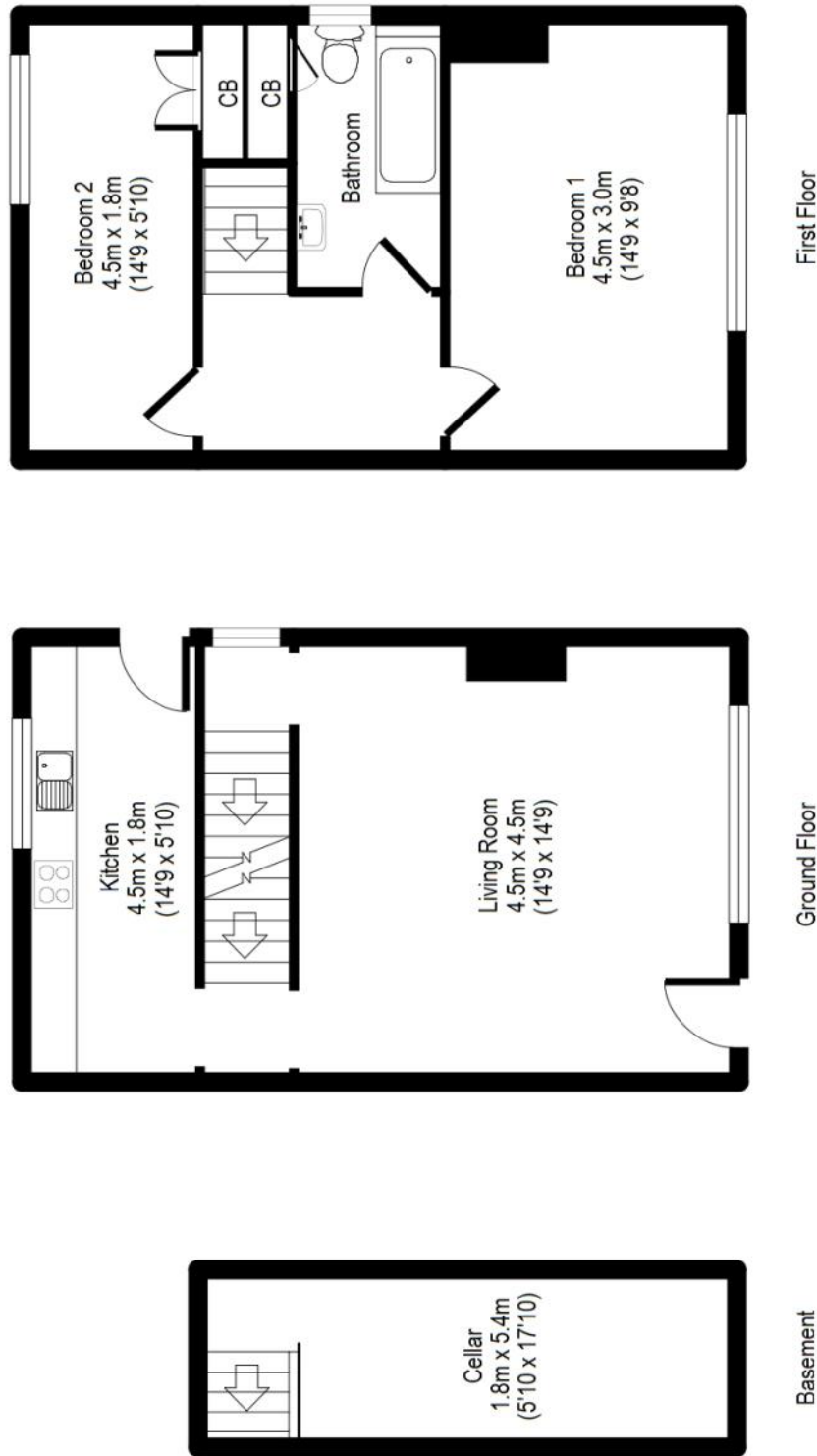
MORTGAGE ADVICE

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: 75 sq. m / 807 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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