

MARSH & MARSH PROPERTIES

7 Grove Cottages, Brighouse, HD6 2RE

OIRO £120,000



The perfect home for any first time buyer or ideal investment property, this two bedroomed terraced property is situated in a quiet location whilst remaining well connected. Its peaceful setting benefits from a private outlook onto trees and offers a charming patio and lawned front garden; the ideal space to sit out and relax, entertain or have a barbeque. The house also offers on street parking.

Internally this property is well presented throughout, with a neutral colour scheme, and therefore will be of special interest for anyone looking to move in with little work required. There is also ample storage space owing to the fully tanked and clean cellar in addition to the carpeted loft area. This charming house also has a well presented living room, well-laid out kitchen, two good sized bedrooms (both with space for a double bed) and house bathroom.

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

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The M62 motorway is just a 7 minute drive, offering quick routes to the surrounding region. This property also benefits from being within the catchment area of good primary and secondary schools and has excellent transport links with Brighouse train station, being just 18 minutes' walk (offering cross Pennine connections), as well as access to the Grand Central service.

Owing to the property's quiet and convenient location, well presented internal condition and realistic asking price an appointment to view is essential in order to fully appreciate all on offer.

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

HALLWAY

Providing an ideal barrier from the external aspect to the internal and displaying some original features with the archway above the stairs and with a central light fitting.

From the hallway a glass panel door opens into the

LIVING ROOM



This warm and welcoming living room is beautifully lit via a central light fitting and two wall mounted light fittings, in addition to being bathed in natural light owing to the uPVC double glazed window to the front elevation. A central electric fire, on a marble hearth and with wooden mantelpiece, creates a charming central focal feature. With a carpeted floor, dado rail, double radiator and television access point.



From the living room a wooden door opens into the

KITCHEN



This well-presented and designed kitchen has been laid out to maximise the use of the space on

offer. A laminated work surface, (running the length of one wall) with over and under counter cupboards and drawers, provides ample storage and a second smaller length of work surface, to the opposite side, creates a breakfast bar. With a BEKO cooker unit, extractor hood, single radiator, plumbing for a washing machine, splashback tiling, tiled flooring, uPVC double glazed window to the front elevation, space for a fridge, space for a freezer, omni-directional ceiling spotlights and an inset sink with mixer tap.

From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor and twin central light fittings.

From the landing wooden doors open into

BEDROOM 1



A good sized master bedroom that offers ample space for a double bed along with additional bedroom furniture. With a carpeted floor, uPVC double glazed window overlooking the garden, loft access hatch, central light fitting and single radiator.



BEDROOM 2



Another good sized bedroom again offering space for a double bed along with additional bedroom furniture. The second bedroom would make for an ideal work from home office. With laminated floor, cornice to ceiling, central light fitting, uPVC double glazed window to the front elevation and double radiator.

BATHROOM

A well-presented house bathroom that makes excellent use of the space on offer. With a panel bath, over bath electric shower, pedestal washbasin, low flush toilet, frosted uPVC double glazed window to the front elevation, central

diffusing style light fitting, full height tiling, vinyl flooring, extractor fan, single radiator and bulk head airing cupboard.



From bedroom 1 a pull down wooden loft ladder leads up to the

LOFT

An excellent additional storage space, this fully boarded loft is carpeted throughout and well-lit via four wall mounted light fittings.

From the kitchen a sliding door opens onto carpeted stairs that lead down to the

CELLAR



A delightfully presented and fully tanked cellar that creates an ideal storage space. With two central light fittings, vinyl flooring and houses the boiler.

GARDEN

To the front of the property is a large patio area, with garden shed, that is a charming seating area; perfect for sitting out and having a barbeque whilst admiring the delightful green backdrop surrounding the gardens.



Behind the patio, accessed by a gated fence, is a lawned area; surrounded by shrub and bush offering a private and secure space for children and pets to play and providing a charming outlook for the property.



PARKING

The property features ample on street parking. The current owners have an agreement for off street parking which possibly could transfer.

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 Brighouse town centre head towards Elland on Elland Road (A6025) for 1.0 mile. The property is on your left hand side just before the Casa restaurant and can be located by the Marsh & Marsh "For Sale" sign at the top of the row of houses.

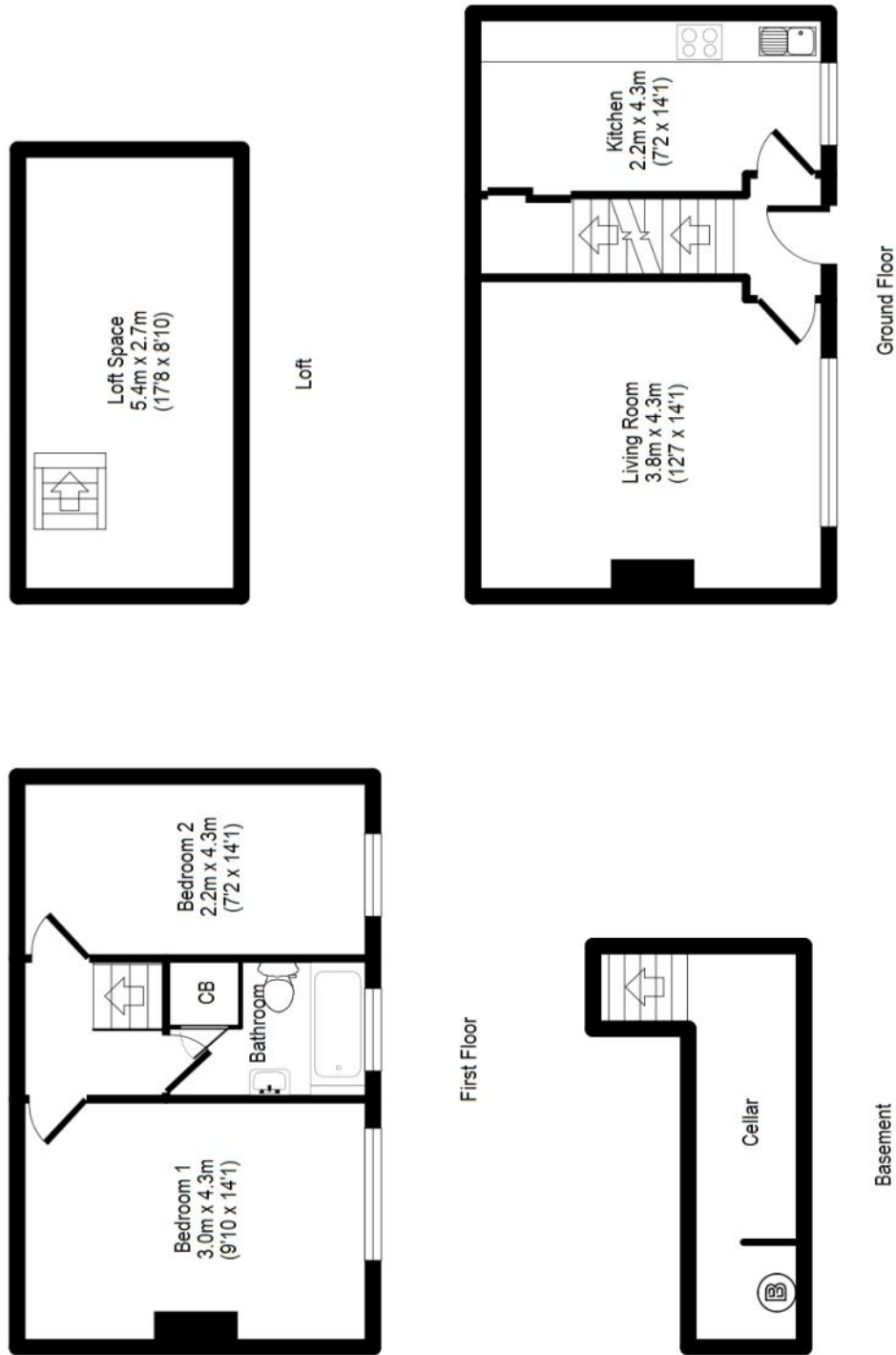
For sat nav users the postcode is: HD6 2RE

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.

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