

MARSH & MARSH PROPERTIES

2 The Old Fire Station Mews, Brighouse, HD6 2AU

£289,950



If you are on the lookout for something special then this is the property for you. Situated on a quiet street and on a recently developed plot, this five-bedroomed townhouse is a real surprise. From the front this modern and well-presented home does not give a true impression of the sheer vast amount of internal space on offer. The house features a private driveway for four cars to the front elevation and a beautifully landscaped low-maintenance garden to the rear that benefits from the views overlooking the fields, hills and church tower beyond. One of the most charming properties offered on the market which is a real pleasure to view.

Internally this home will immediately impress, with its 'TARDIS-like' effect; seeming to be much larger on the inside than the outside appearance suggests. Offered in a beautifully modern and well-maintained appearance throughout; anyone looking for something that could be moved into with no work required will find this appealing. This ideal family home benefits from a large living/dining room, fantastically presented kitchen, ground floor WC, five large bedrooms (four with ample space for a double bed and three with en-suites) and a house bathroom. The house also offers ample storage space throughout with numerous cupboards and fitted wardrobes.

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The property is in a prime position for the good primary and secondary schools, both within extremely short walking distance. Situated just a 3-minute walk from Brighouse town centre, offering access to its excellent shops and services including the outstanding local train station (providing excellent cross Pennine connections) and the Grand Central train service. Also providing quick access to the M62 motorway with quick links to all major cities, including Leeds, Bradford and Manchester.

This truly immaculately presented, modern townhouse certainly requires an internal inspection to fully appreciate all on offer.

From the front of the property a high quality composite door opens into the

HALLWAY

A warm and welcoming reception as you step into the property with a double radiator, wood laminate floor, central light fitting and alarm control panel.

From the hallway a wood panel door opens into the

LIVING / DINING ROOM



This fantastically large and open plan living / dining room offers an ideal family communal space offering ample room for a large dining table along with a three piece suite. The main feature of the room is the large double glazed bi-folding doors that open out onto the garden, giving a real sense of bringing the outside in, and offering an ideal vantage point for the charming rear views. The room also benefits from a large under stairs storage cupboard to one side. With wood laminate flooring, two central light fittings, two double radiators and a television access point.



From the rear of the living/dining room a set of double doors open into the

KITCHEN



This beautifully presented kitchen offers an ideal work space and is finished to a very high standard and quality. The room is well illuminated via

ceiling inset spotlights, under cupboard lights and floor level spotlights in addition to the natural light from the uPVC double glazed window to the front elevation. There are laminated work surfaces to three walls, all with over and under counter cupboards and drawers. With a fitted induction Hotpoint hob, integrated Hotpoint oven, stainless steel extractor hood, integrated Hoover microwave, fitted washing machine, splash back tiling, wood laminate flooring, integrated dishwasher, integrated fridge/freezer and a stainless steel 1 ½ sink with stainless steel mixer tap.

From the hallway a wood panel door opens into the

WC

An ideal addition to the ground floor providing convenient facilities. With a close coupled toilet, vanity inset washbasin, wood laminate flooring, central light fitting and extractor fan.

From the hallway carpeted stairs lead up to the

LANDING

The landing benefits from two storage cupboards (one being an airing cupboard housing the hot water storage tank). With a carpeted floor and well-lit with ceiling inset spotlights.

From the landing a wood panel door opens into

BEDROOM 2



A well-presented and large bedroom offering more than ample space for a double bed along with additional bedroom furniture. The room is well lit via a central light fitting and ceiling inset spotlights in addition to the two uPVC double glazed windows to the front elevation. With a

carpeted floor and double radiator.



From the second bedroom a wood panel door opens into its

EN-SUITE



A very well laid out en-suite that makes excellent use of the space on offer. With a wood laminate floor, vanity inset washbasin, close coupled toilet, stainless steel towel radiator, large shower cubicle, tiled splash backs, ceiling inset spotlights and extractor fan.

From the landing wood panel doors open into

BEDROOM 4



A very generous fourth bedroom that provides ample room for a double bed along with additional bedroom furniture. With a carpeted floor, double radiator, central light fitting, and uPVC double glazed window overlooking the gardens and views to the rear elevation.



BEDROOM 5



An ideal bedroom for use as a work from home office, child's bedroom or guest room. With a carpeted floor, double radiator, central light fitting and uPVC double glazed window overlooking the gardens and views to the rear elevation.

HOUSE BATHROOM



A bright and modern house bathroom that has a

neutral décor and well illuminated via ceiling inset spotlights. With a panel bath, over bath shower, glass splash guard, close coupled toilet, stainless steel towel radiator, full height tiled walls, vinyl flooring and extractor fan.



From the landing carpeted stairs lead up to the

UPPER LANDING

With a carpeted floor, central light fitting and loft access hatch.

From the upper landing a wood panel door opens into

MASTER BEDROOM



A large open and spacious master bedroom that offers ample space for a king sized bed along with additional bedroom furniture. The bedroom offers a set of fitted wardrobes and television mounting point that is an ideal addition. With a carpeted floor, two sets of double-glazed Velux windows that bathe the whole room in natural light, ceiling inset spotlights, television access point, telephone access point and double radiator.

From the master bedroom a wood panel door opens into the

MASTER SUITE



The master suite provides excellent facilities for the master bedroom and makes good use of the

space on offer; presented in a neutral colour scheme with modern design. With a corner shower cubicle, panel bath, close coupled toilet, vanity inset washbasin, stainless steel towel radiator, ceiling inset spotlights, full height tiled walls, vinyl flooring and extractor fan.

From the upper landing a wood panel door opens into

BEDROOM 3



A generous upper floor bedroom offering space for a double bed and featuring additional storage owing to a bulk head cupboard to one side. With wood laminate floors, ceiling inset spotlights, two double glazed Velux windows and a double radiator.

From bedroom 3 a wood panel door opens into its

EN-SUITE

Another very well laid out en-suite that again makes excellent use of the space on offer. With a wood laminate floor, vanity inset washbasin, close coupled toilet, stainless steel towel radiator, large shower cubicle, tiled splash backs, ceiling inset spotlights and extractor fan.



GARDENS



The beautifully presented, multi-tier rear gardens are an ideal space. Being low-maintenance and

fully enclosed, via a wooden fence, it makes for the perfect place for children and pets to play. To the edge of the property is a brick paved patio; ideal for sitting out and enjoying the view or to have a barbeque. Accessed via stone stairs, and with a feature stainless steel and glass rail, is the lower patio with bordering flower beds. To the end of the garden, separated by a feature trellis, is an enclosed patio area housing a wooden garden shed.



PARKING

To the front of the property is a brick paved driveway with ample space for four cars and decorated with a feature flower bed to one side.

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. There is additional storage provided with a porch cupboard to the front of the property.

TO VIEW

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

DIRECTIONS

From Brighouse town centre head towards Hipperholme on Halifax Road (A644) for 0.2 miles and then turn right onto Lister Street and after 55m turn right again to stay on Lister Street. The house will be located on your left hand side and can be identified by the number by the front door.

For sat nav users the postcode is: HD6 2AU

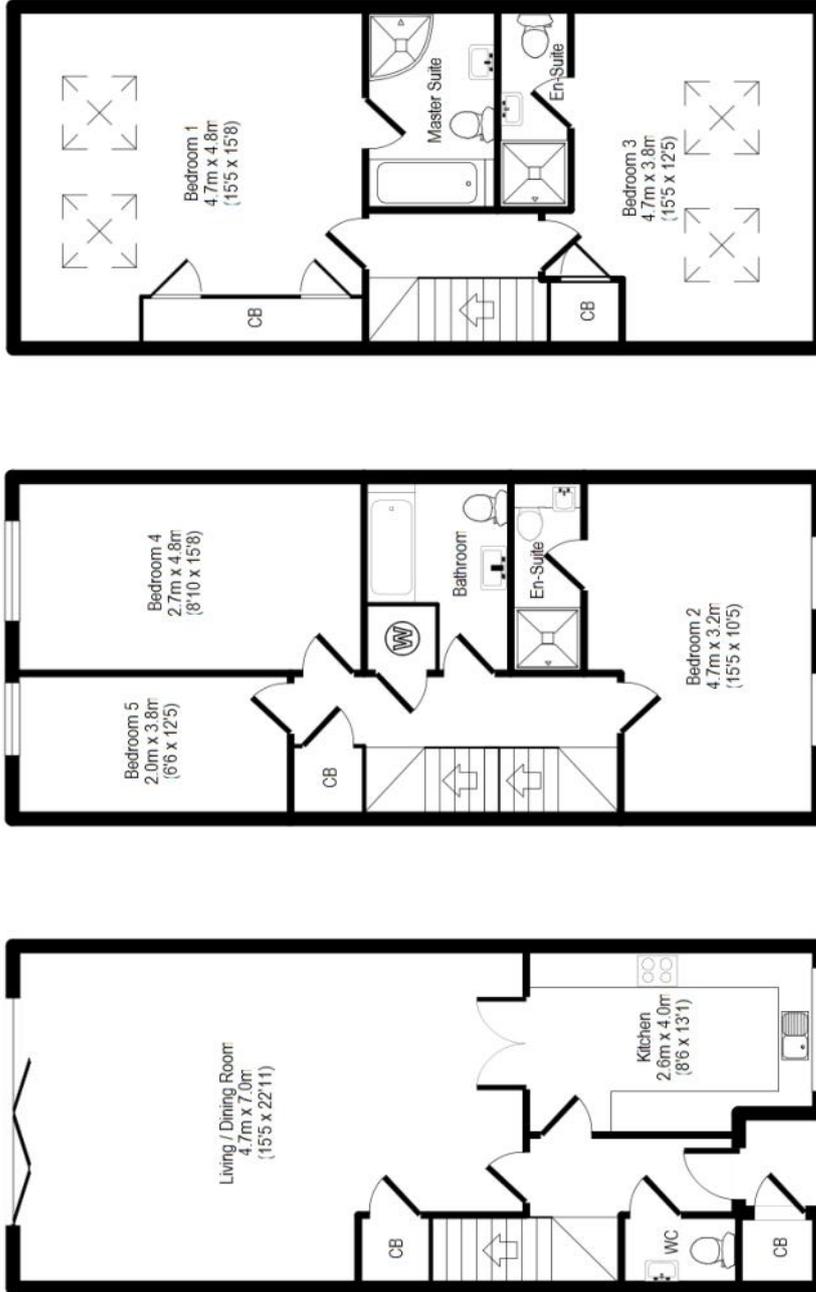
MORTGAGE ADVICE

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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2 The Old Fire Station Mews, Brighouse, HD6 2AU



Second Floor

First Floor

Ground Floor

154 sq. m / 1652 sq. ft

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