

# MARSH & MARSH PROPERTIES

31 Piggott Street, Brighouse, HD6 2DP

£140,000



An ideal property for any first-time buyer, property investor or someone looking for a renovation project that they can put their own stamp onto. Externally the property is well presented with a well-tended frontage and welcoming appearance. Situated on a quiet street, offering easy access to 'The Rek' park, is this two-bedroomed terraced house. The house features a small patio garden, to the front elevation, with a spacious low-maintenance garden to the rear elevation. There is on street parking to the front elevation.

Internally the property is in a dated condition and does require modernisation, however, it presents a perfect opportunity to be turned into a fantastic modern space. The house benefits from a light and bright appearance and a well laid out internal space to present an ideal canvas for any prospective purchaser. With a generous living room, spacious breakfast kitchen, two bedrooms, house bathroom and storage cellar.

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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 fantastic opportunity presented by this property, its well-connected and well-regarded location, an appointment to view is essential in order to fully appreciate this rare gem.

From the front of the property a wood effect uPVC double glazed door, with transom window, opens into the

### LIVING ROOM



A light, bright and spacious living room, offering ample space for a three piece suite along with additional furniture. A gas fireplace, on a tiled hearth and with wooden mantelpiece, creates an ideal central feature for the whole room. With a large uPVC double glazed window to the front elevation, cornice to ceiling, central ceiling rose,

central light fitting, carpeted floor, double radiator and television access point.



From the rear of the living room a wooden door opens into a small hallway with another wooden door opening into the

### KITCHEN



Another light and bright space, owing to the large uPVC double glazed window overlooking the rear garden that bathes the whole room in natural light. A uPVC double glazed door provides access to the rear garden and also features a transom window, again providing further natural light. With laminated work surfaces to two walls, over and under counter cupboards and drawers, a

cooker unit, double radiator, plumbing for a washing machine, splashback tiling, vinyl floor, central strip light, space for a fridge/freezer, and a stainless steel sink with stainless steel mixer tap.

From the small hallway carpeted stairs lead up to the

### LANDING

With a single radiator, carpeted floor and central light fitting.

From the landing wooden doors open into

### BEDROOM 1



A spacious master bedroom offering more than

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

### BEDROOM 2



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

### BATHROOM



A well laid out house bathroom that makes excellent use of the space on offer. With a panel



bath, corner airing cupboard, low flush toilet, pedestal washbasin, frosted uPVC double glazed window to the rear elevation, carpeted floor, tiled splashbacks, stainless steel towel radiator and a central light fitting.

From the kitchen a wooden door opens onto stone steps that lead down to the

### **CELLAR**

An ideal additional storage space with a central light fitting, stone floor, stone shelving and power outlets.

### **GARDENS**



To the front of the property is a beautifully presented front patio garden, featuring numerous potted plants and hanging baskets, bordered by a stone wall. The front garden enhances the property's kerb appeal and creates a welcoming first impression upon arrival.



To the rear of the property is a well-presented, and low maintenance, patio garden. To the rear of the patio is a large greenhouse, ideal for anyone who has green fingers. The patio area is bordered by wooden fence and stone wall to create the

ideal place to sit out and relax or to have a barbeque.



### **PARKING**

There is 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 band A Worcester gas central heating.

The property has also undergone a recent turning of the roof.

### **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 turn right onto Waterloo Road just after Success Chinese take away. After 140m turn left onto Lightcliffe Road and then after 0.1 miles turn left onto Piggott Street. The property will be located on the right hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HD6 2DP

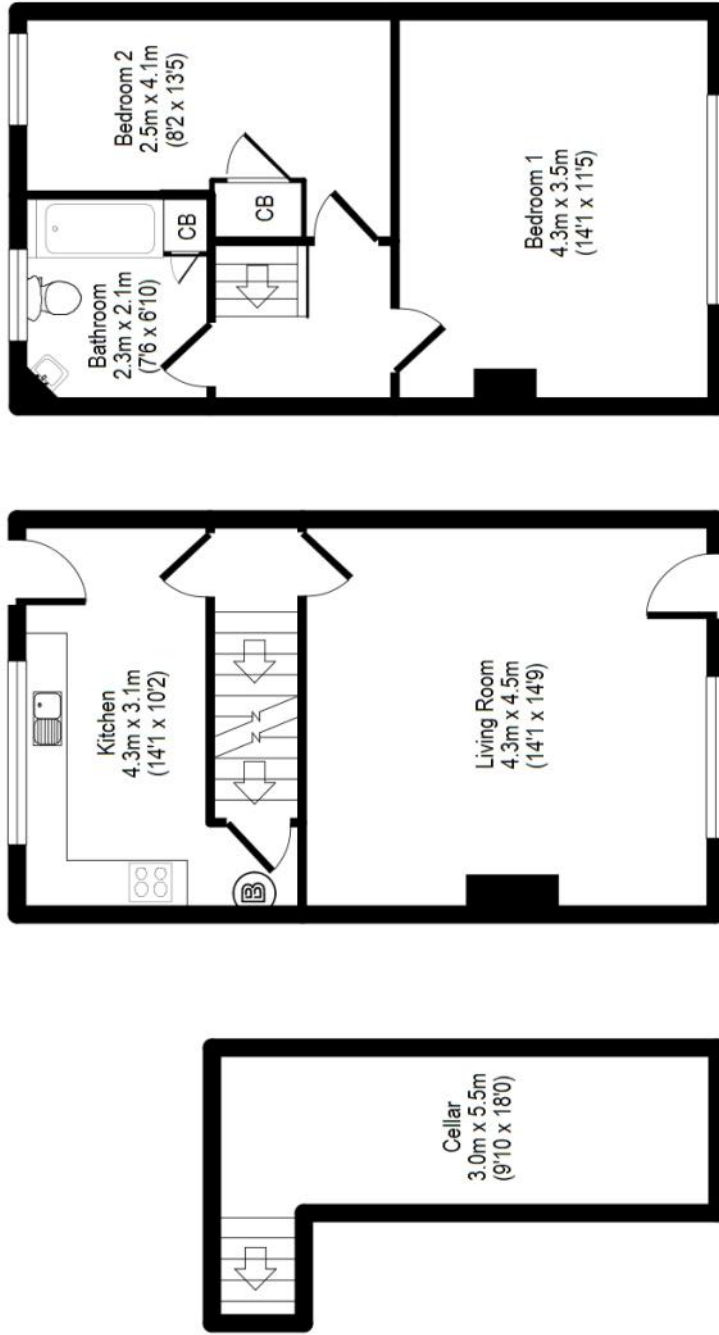
### **MORTGAGE ADVICE**

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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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.

# 31 Piggott Street, Brighouse, HD6 2DP



First Floor

Ground Floor

Basement

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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