

MARSH & MARSH PROPERTIES

30 Harriet Street, Brighouse, HD6 2BU

£175,000



Located on Harriet Street, on the outskirts of Brighouse town centre, is this charming three bedroomed, terraced, property. The property is also offered with the added advantage of NO CHAIN. A real TARDIS, offering a surprising amount of space, that seems bigger on the inside than first impressions would suggest from the front of the property. The house features both front and rear gardens, the front adding to the kerb appeal of the property and enhancing the privacy. The rear creates an ideal place to sit out, with a dual-tier decked garden; ideal for a barbeque or to sit out and enjoy the views beyond. There is on street parking to the front of the property with the potential to convert the front garden to off street parking (based on the changes the neighbours have made).

Internally the property is beautifully presented throughout with a charming style and modern colour scheme. This welcoming and inviting home is ideal for any growing family, first time buyer or professional couple looking for that special something and, owing to the good internal condition, a potential buyer could move in with little work required. With its inviting and warm living room, spacious dining kitchen, three bedrooms (over two floors with two offering space for a double bed and two with spacious storage cupboards), house bathroom and a generous storage cellar that is well presented and would make an ideal utility room.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

Brighouse town centre is just a quick 5 minute walk away, providing access to its outstanding shops, restaurants and services. The M62 is just a 5 minute drive away, providing excellent transport connections to Leeds, Bradford and Manchester. Brighouse train station is just a 10-minute walk, providing access to its cross Pennine links and the Grand Central train service. The property also benefits from being within the catchment area of good primary and secondary schools, both within a short walking distance. There are fantastic local shops and services in the vicinity and is just a stone's throw from the local park.

Owing to the numerous fantastic features on offer with this well presented property, including its well-presented internals, charming rear garden and fantastic potential, all with the added advantage of NO CHAIN, an appointment to view is essential to fully appreciate everything on offer.

From the front of the property a wooden door opens into the

HALLWAY

A well-presented entrance hallway that creates a charming first impression and also provides a barrier from the external to the internal. With a carpeted floor, central light fitting, wall mounted light fittings and original archways.

From the hallway a wooden door opens into the

LIVING ROOM



A beautifully presented, warm and welcoming living room that creates the perfect family communal space. A central opening for the fireplace, with tiled hearth and feature wooden mantelpiece, creates a fantastic central focal point

for the whole room. The living room is well lit via a central chandelier style light fitting, wall mounted light fittings and receives natural light via a window to the front elevation. With a carpeted floor, single radiator, cornice to ceiling, ceiling rose and television access point.



From the living room a wooden door opens into the

DINING KITCHEN



A beautifully presented dining kitchen that offers ample space to the centre of the room for a family dining table. There are laminated work surfaces to two walls, with over and under counter cupboards and drawers offering ample storage

space and with a corner, alcove inset, set of full height storage cupboards. The chimney breast houses a large range style cooker creating a central feature for the room. With a tiled floor, splashback tiling, space for a fridge/freezer, omnidirectional ceiling spotlights, under cupboard lighting, window to the rear elevation, wooden door providing access to the rear garden, plumbing for a washing machine and a 1 ½ sink with a stainless steel mixer tap.



From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor and central light fitting.

From the landing wooden doors open into

BEDROOM 2



A large and spacious bedroom that offers ample space for a double bed along with additional bedroom furniture. A bulk head cupboard offers a fantastic amount of additional storage space. With a carpeted floor, cornice to ceiling, dado rail, central light fitting, window to the front elevation and a single radiator.

BEDROOM 3



A spacious third bedroom, ideal for use as a child's room, guest bedroom or as a work from home office space. The third bedroom also features a large storage cupboard under the stairs. With a

carpeted floor, cornice to ceiling, central light fitting, window to the rear elevation and single radiator.



BATHROOM



A well laid out house bathroom that makes excellent use of the space on offer to create this highly functional and modern styled room. With a panel bath, over bath electric shower, pedestal washbasin, close coupled toilet, frosted window to the rear, ceiling inset spotlights, single radiator, splashback tiling and vinyl tile flooring.

From the landing a wooden door opens onto carpeted stairs that lead up to

BEDROOM 1



A spacious master bedroom that has been beautifully presented and offers ample space for a double bed along with additional furniture. The room features a beamed ceiling and wall mounted glass lighting creating an eclectic style that will surely impress. With a central light fitting, wall mounted light fittings, Velux windows, carpeted floor and single radiator.



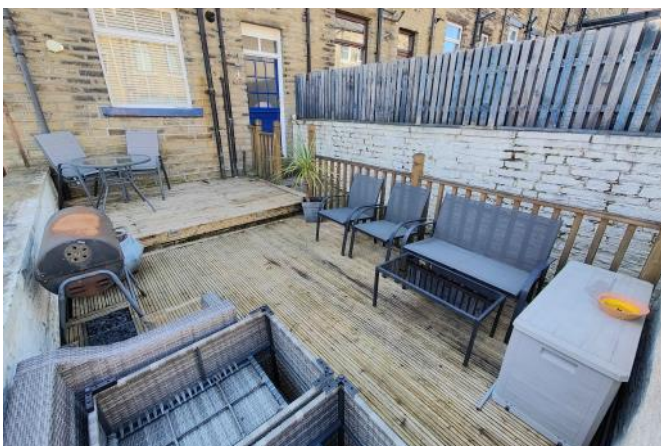
From the kitchen a wooden door opens onto stone stairs that lead down to the

CELLAR

A part renovated cellar, ideal for conversion into a utility room. The space is perfect for storage or to meet the requirements of the new owners. With

a central light fitting, carpeted floor, power outlets and single radiator.

GARDENS



To the rear of the property is a dual-tier decked garden offering an ideal seating space, place for a barbeque or for entertaining. The rear garden also affords charming views across the valley. The rear garden is fully enclosed by stone walls and has a pathway leading down to a lockable rear access gate.

PARKING

There is on street parking to the front of the property.

GENERAL

The property has the benefit of all mains services, gas, electric and water, fitted alarm system and gas central heating.

TO VIEW



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

DIRECTIONS

From Brighouse town centre head towards Bailiff Bridge on Bradford Road (A641) for 0.4 miles and then turn left onto Rayner Road. After 110m turn left onto Richard Street and then right onto Harriet Street. Continue up the road and look out for the Marsh & Marsh Properties "For Sale" sign on the right hand side.

For sat nav users the postcode is: HD6 2BU

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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