

MARSH & MARSH PROPERTIES

125 Clifton Common, Clifton, HD6 4JF

£295,000



If you are looking for that truly “special something”, a property with a copious amount of character and features, situated in the highly sought after village of Clifton, then look no further; this is the property for you. The house is offered with the added benefit of NO CHAIN. Set back from the roadside, in a raised position and benefitting from ample parking owing to the driveway to the side, carport and part tarmacked front garden providing an additional parking space. The raised nature of the front garden, with shrub border, enhances kerb appeal and privacy for the property.

To the rear is a beautifully presented lawned and patio garden, benefitting from a summer house (with integrated shed), workshop shed (with lean-to storage attached) and an additional shed offering a fantastic amount of potential for any DIY'er or gardener. To the rear of the garden, accessed by gate, is the rear “allotment” a large grassed area that comes as part of the property offering further garden space. The pièce de résistance for the property are the truly stunning far reaching rear views, along the Calder Valley and beyond for miles around; this backdrop provides a magnificent benefit to the property.

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Internally the property does require modernisation however this presents the ideal opportunity for someone to come in and put their own stamp on the property to create their own unique home. With its spacious living room, dining room, generous kitchen, ground floor master bedroom, ground floor shower room, two bedrooms on the first floor and WC. The property has a fantastic welcoming feel from the moment you step inside.

Its well-connected position provides quick and easy access to the M62 motorway in 5 minutes offering easy links to the major cities of Manchester, Leeds and Bradford. The local outstanding primary schools and good secondary schools are all within an easy commute. Brighouse town centre, being only a 10-minute walk, provides access to its excellent shops and services with a charming community spirit. Brighouse train station provides regular services to the local towns and cities, including the Grand Central service.

Owing to the fantastic number of features with this property, its generous gardens, ample parking and stunning far reaching views, all with the added benefit of NO CHAIN, an appointment to view is essential.

From the side of the property a uPVC double glazed door opens into the

ENTRANCE HALLWAY

A welcoming separate entrance hallway with a carpeted floor, central light fitting, double radiator and wall mounted coat hooks.

From the rear of the entrance hallway an opening leads into the

HALLWAY

A "T" shaped hallway providing access to all the ground floor rooms and the rear elevation via a uPVC door. With a carpeted floor, double radiator, uPVC double glazed window to the front elevation and central light fittings.

From the hallway a glass door opens into the

LIVING ROOM

A generous living room that is bathed in ample

natural light owing to the large uPVC double glazed bay windows to the front elevation. An open style chimney breast with stonework mantelpiece creates a fantastic central feature for the whole room. The living room has ample space for a three piece suite along with additional furniture. With a carpeted floor, central light fitting, three double radiators, one single radiator and a television access point.



DINING ROOM



An excellent addition to the property, the dining room offers ample space for a large dining table and presents the ideal area for family meals or entertaining. The dining room also benefits from a uPVC double glazed bay window that provides

ample natural light. With a carpeted floor, central light fitting, picture rail/plate rack and three double radiators.

From the hallway an arched opening leads into the

KITCHEN



A well laid out kitchen that features laminated work surfaces, all with under and over counter cupboards and drawers to three walls, providing ample work space. To the rear is an open cupboard space that provides additional storage or the perfect place for use as a pantry. With a fitted oven, fitted hob, splashback tiling, plumbing for a washing machine, carpeted floor, three uPVC double glazed windows to two aspects, omni-

directional ceiling spotlights, space for a fridge/freezer and a stainless steel sink with stainless steel taps.

From the hallway a wooden door opens into

BEDROOM 1



A generous ground floor master bedroom that offers ample space for a double bed along with additional bedroom furniture. To the rear corner is a set of sliding wardrobes providing further storage space. With a carpeted floor, uPVC double glazed window to the rear elevation, central light fitting, double radiator, cornice to ceiling and a television access point.

SHOWER ROOM



A well laid out house shower room that makes excellent use of the space on offer to create a highly functional room. With a walk-in style shower cubicle, glass splash guard, pedestal washbasin, low flush toilet, bidet, fitted corner cupboards, carpeted floor, tiled walls, frosted uPVC double glazed window to the rear elevation, omni-directional ceiling spotlights and a double radiator.

From the entrance hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, plenty of cupboard storage space in the eaves, central light fitting and a Velux window to the rear elevation.

From the landing separate wooden doors open into

BEDROOM 2



This spacious bedroom has plenty of space for a double bed along with additional bedroom furniture. The room is currently used as a second sitting room. Featuring far reaching views to the side elevation via a uPVC double glazed window and garden views via the Velux window to the rear

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



BEDROOM 3



Another good sized "L" shaped bedroom with a carpeted floor, uPVC double glazed window to the side elevation, Velux window, double radiator and central light fitting.

WC

An excellent addition providing additional first floor facilities. With a carpeted floor, tiled walls, wash basin, close coupled toilet, wall mounted light fitting and Velux window.

GARDENS & "ALLOTMENT"



To the rear of the property a flagged pathway runs around the property. From the edge, a series of steps lead up to the main rear garden area. A large lawned space with an assortment of trees and shrubs that creates the ideal position to sit out and relax. Owing to its raised nature and westerly facing orientation it provides the ideal place for the evening sun, it will also receive sun throughout the day. The garden has a bordering hedge with gated access to the rear allotment. The garden features a wooden summer house offering a sheltered seating space, (and integrated shed), a workshop with attached lean-to storage and shed.



Behind the property is the "allotment" - a large piece of land that is bordered by trees and features a truly stunning backdrop to the property. There are restrictions preventing building (along with the neighbouring plots)

creating a patch of untouched land. The backdrop to this area is the uninterrupted and outstanding panoramic view that will take your breath away; a view that you could sit and watch for days on end.



PARKING



To the front of the property is ample private parking, including a driveway, car port and part tarmacked front garden that provides an additional parking space.

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 648 400.



DIRECTIONS

From Brighthouse town centre, by Tesco, head towards Clifton on Clifton Road (A643/A644) and at the roundabout take the 1st exit onto Clifton Road (A643). Follow the road up the hill and after 0.5 miles the property will be located on your left hand side, identified by the Marsh & Marsh Properties "For Sale" sign.

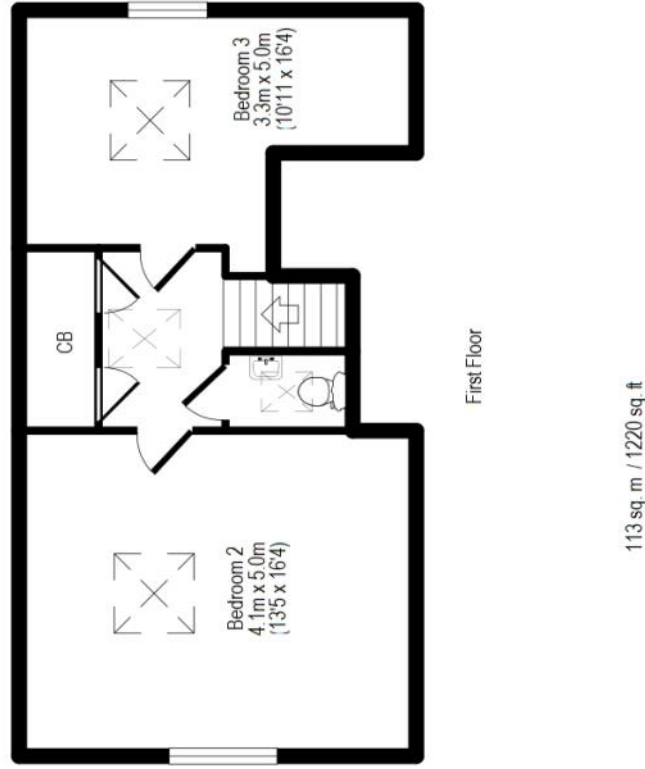
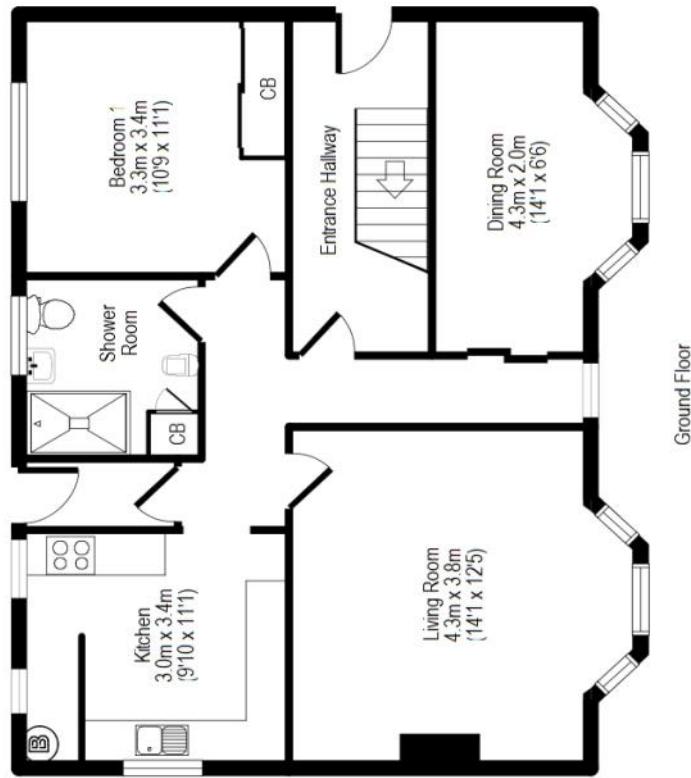
For sat nav users the postcode is: HD6 4JF

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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