

# MARSH & MARSH PROPERTIES

14 Bonegate Road, Brighouse, HD6 1TQ

£239,950



If you are looking for an ideal property for a first-time buyer, growing family or professional person that is perfect for you to put your own stamp onto, then this is the house for you. All offered with the added advantage of NO CHAIN. Situated on the outskirts of Brighouse town centre in a quiet residential area is this three bedroomed, semi-detached, property. Benefitting from a charming front garden that increases the privacy and kerb appeal of the property in addition to the large, fully enclosed, rear garden that is ideal to sit out and relax, or for children and pets to play. There is ample private parking owing to the driveway (to the side elevation) for three cars, with an additional secure space provided by the garage to the rear of the drive.

Internally the property offers a surprising amount of space, needing some modernisation but creating the ideal opportunity for someone to really make this their own home. The rooms are all a generous size and owing to the large windows throughout is a light and bright property. With its spacious living room, open plan dining/kitchen, three bedrooms (two with ample space for a double bed and with fitted cupboard storage space) and a house bathroom. Just step inside and you will immediately see the potential that this property has on offer.

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

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Its location offers quick and easy access to good primary and secondary schools, both within easy walking distance, as well as a short 5 minute walk into Brighouse town centre with its excellent shops and services. The property is just a 10 minute drive from the M62 motorway offering good access to the major cities of, Leeds, Manchester and Bradford. Brighouse also offers its own train station, providing quick access to local towns and cities and the Grand Central train service to the south of the country including London.

Owing to the fantastic features on offer with this semi-detached house, an appointment to view is essential in order to fully appreciate the fantastic potential with this home.

From the side of the property a glass panel wooden door opens into the

### HALLWAY

A spacious entrance hallway providing the ideal reception into the property. With its carpeted floor, central light fitting and wall mounted coat hooks.

From the hallway wooden doors open into the

### LIVING ROOM



A large and spacious living room that has plenty of space on offer, enough for a three piece suite along with additional living room furniture. To one end of the room is a wall mounted gas fireplace that can create a charming central feature. With a large uPVC double glazed window overlooking the front garden, carpeted floor, central light fitting and television access point.



### DINING KITCHEN



A generous dining kitchen that offers plenty of space for a family dining table, along with other furniture, to one side of the room. To the opposite corner is the kitchen area comprising of a ring of laminated work surfaces with over and under counter cupboards and drawers. The room

has two large uPVC double glazed windows, overlooking the rear garden, which provides ample natural light for the whole room. With a cooker unit, split laminated and carpeted floors, plumbing for a washing machine, splashback tiling, space for a fridge/freezer, central light fitting, set of omni-directional ceiling spotlights and a stainless steel sink with stainless steel mixer tap.



From the hallway carpeted stairs lead up to the

### **LANDING**

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

From the landing wooden doors open into

### **BEDROOM 1**



A good sized master bedroom offering ample space for a double bed along with additional bedroom furniture. The room features a spacious fitted cupboard providing additional storage space. With a uPVC double glazed window to the rear elevation, central light fitting, single radiator and carpeted floor.

### **BEDROOM 2**



Another good-sized bedroom featuring space for a double bed along with other bedroom furniture. A bulk head cupboard offers additional storage. With a uPVC double glazed window to the front elevation, central light fitting, single radiator and

carpeted floor.



### BEDROOM 3



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

### BATHROOM



A well laid out bathroom comprising of a panel bath, over bath shower, pedestal washbasin, low flush toilet, wood laminate floor, tiled walls, frosted uPVC double glazed window to the rear elevation, central light fitting and single radiator.

### GARDENS



To the front of the property is a well-manicured lawned garden with a flowerbed border and bordering wall and wooden fence. The front garden provides an enhancement to the kerb appeal and also the privacy of the property.



To the rear of the building is another well maintained garden with patio seating area to the edge of the property with an adjoining lawned area. To the edge and side of the lawn is a large border flowerbed; ideal for anyone with green fingers. The garden is enclosed by wooden fence creating a perfect place for children and pets to play.



### **DIRECTIONS**

From Brighouse town centre head towards Hove Edge on Halifax Road (A644) and after 0.2 miles turn right onto Waterloo Road. At the roundabout, after a further 0.2 miles, take the third exit onto Bonegate Road. The property will be located on your left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HD6 1TQ

### **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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### **PARKING**

To the side of the property is a long driveway providing ample space for three cars.

To the rear of the drive is a single garage offering an additional secure parking space.

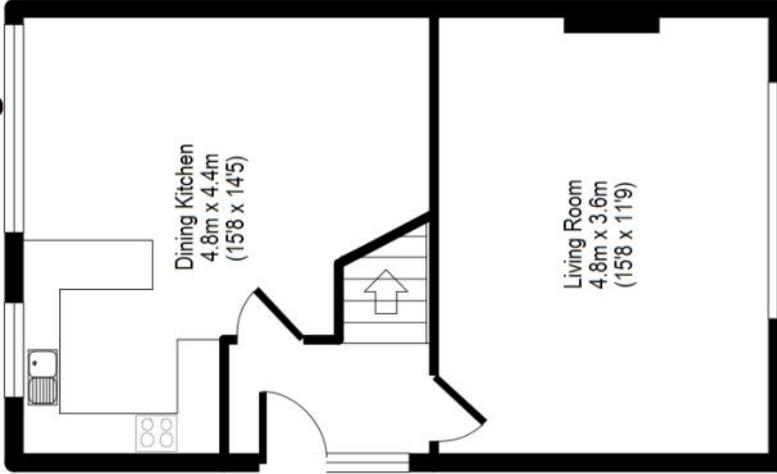
### **GENERAL**

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.

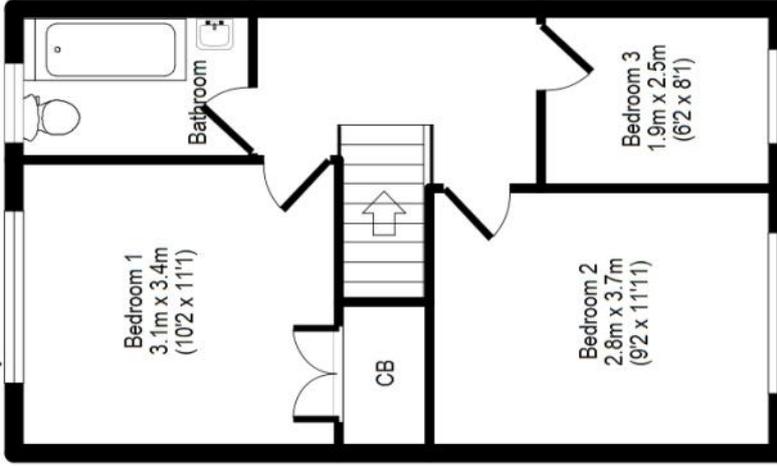
### **TO VIEW**

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

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Ground Floor



First Floor

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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