

# MARSH & MARSH PROPERTIES

21 Wood View Grove, Brighouse, HD6 2EH

£295,000



If you are looking for that special something, situated in a sought after and well regarded area of Brighouse, this will certainly be the property for you. The house is brought to market with the added advantage of being NO CHAIN. Its quiet cul-de-sac location features excellent transport connections and, being a corner plot, benefits from surrounding gardens that have been lovingly maintained presenting a charming kerb appeal. The property also features driveway parking and a single garage to the rear of the driveway.

Internally the property has plenty on offer, being ideal for someone to put their own stamp on and create a truly remarkable home. The property benefits from a surprising amount of space throughout and has been presented with a neutral décor. With its large and open plan living room and dining room adjoining each other, well-appointed kitchen, ground floor master bedroom, beautifully presented shower room and two double bedrooms to the first floor. Just step inside and you will immediately be impressed with the potential this property presents.

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The property is close to good primary and secondary schools, both within a short walk, and situated in a highly popular residential location which has excellent transport links, owing to the M62 motorway being only a 10-minute drive away. There is also easy access to both Brighouse and Halifax train stations, with cross Pennine connections, as well as easy commuting to Leeds, Halifax, Brighouse and Bradford.

Owing to the fantastic and numerous features this house has to offer, including its sought-after location, surrounding gardens and amazing internal potential, all offered with the added advantage of NO CHAIN, an appointment to view is essential.

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

### HALLWAY

A large and spacious entrance hallway that provides access throughout the ground floor. The hall features a carpeted floor, central light fittings, under stairs storage cupboard and uPVC double glazed window to the side elevation.

From the hallway a wooden door opens into the

### DINING ROOM



A spacious dining room, offering ample space for a large family dining table along with additional furniture. With a carpeted floor, central light fittings, wall mounted light fittings, uPVC double glazed window to the front elevation, skirting board radiators and cornice to ceiling.

From the dining room an archway, with exposed stone effect, provides an open plan entrance to the

### LIVING ROOM



A large living room that offers ample space for a three piece suite along with additional furniture. A gas fireplace, on a granite hearth and with granite mantelpiece, creates the ideal central

feature for the whole room. With a carpeted floor, skirting board radiators, wall mounted light fittings, central light fitting, television access point and uPVC double glazed window to the front elevation.

From the hallway a wooden door opens into the

### KITCHEN



A beautifully presented kitchen, with modern design and layout, featuring laminated work-surfaces to three walls, all with over and under counter cupboards and drawers, creating a highly functional space. A uPVC double glazed door leads to the rear elevation for easy access to the driveway. With a vinyl floor, uPVC double glazed

window to the rear elevation, cooker unit, single radiator, ceiling inset spotlights, tiled splashbacks and an inset sink with stainless steel mixer tap.

### BEDROOM 1



A spacious master bedroom offering ample space for a double bed along with additional furniture. The room has a corner cupboard storage unit and a feature wall wood panelling. With a vinyl floor, uPVC double glazed window to the rear elevation, vinyl floor, central light fitting and skirting board radiators.

### SHOWER ROOM



A beautifully presented and modern shower room that makes excellent use of the space on offer.

With its walk in style glass shower, vanity inset washbasin, close coupled toilet, vinyl flooring, tiled walls, frosted uPVC double glazed window to the side elevation, stainless steel towel radiator and ceiling inset spotlights.

From the hallway a carpeted staircase leads up to the

### LANDING

With a carpeted floor and central light fitting.

From the landing wooden doors open into

### BEDROOM 2



A large bedroom again offering space for a double

bed. There are numerous fitted wardrobes to either side of the room with a fitted dressing table. The bedroom is dual aspect with double glazed windows to either side that provide ample natural light. With two central light fittings, carpeted floor and single radiator.

### BEDROOM 3



Another double bedroom that also benefits from a large eaves storage cupboard to one side. With a carpeted floor, two single radiators, central light fitting, fitted wardrobe and uPVC double glazed window to the side elevation.

### GARDENS



The property benefits from beautifully presented

surrounding gardens; featuring three lawned areas with flower bed borders creating a charming kerb appeal. The gardens all feature flagged pathways and is gated to the kerbside.



## PARKING



To the rear of the property is a flagged patio driveway offering ample private parking. To the rear of the driveway is a single garage offering a further secure parking space or additional storage.

## 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 648400.

## DIRECTIONS

From Brighthouse travel towards Hove Edge on Halifax Road (A644) for 0.5 miles and then turn left onto Wood View Grove. The property will be located on your right hand side easily identified by the Marsh & Marsh Properties "For Sale" sign.

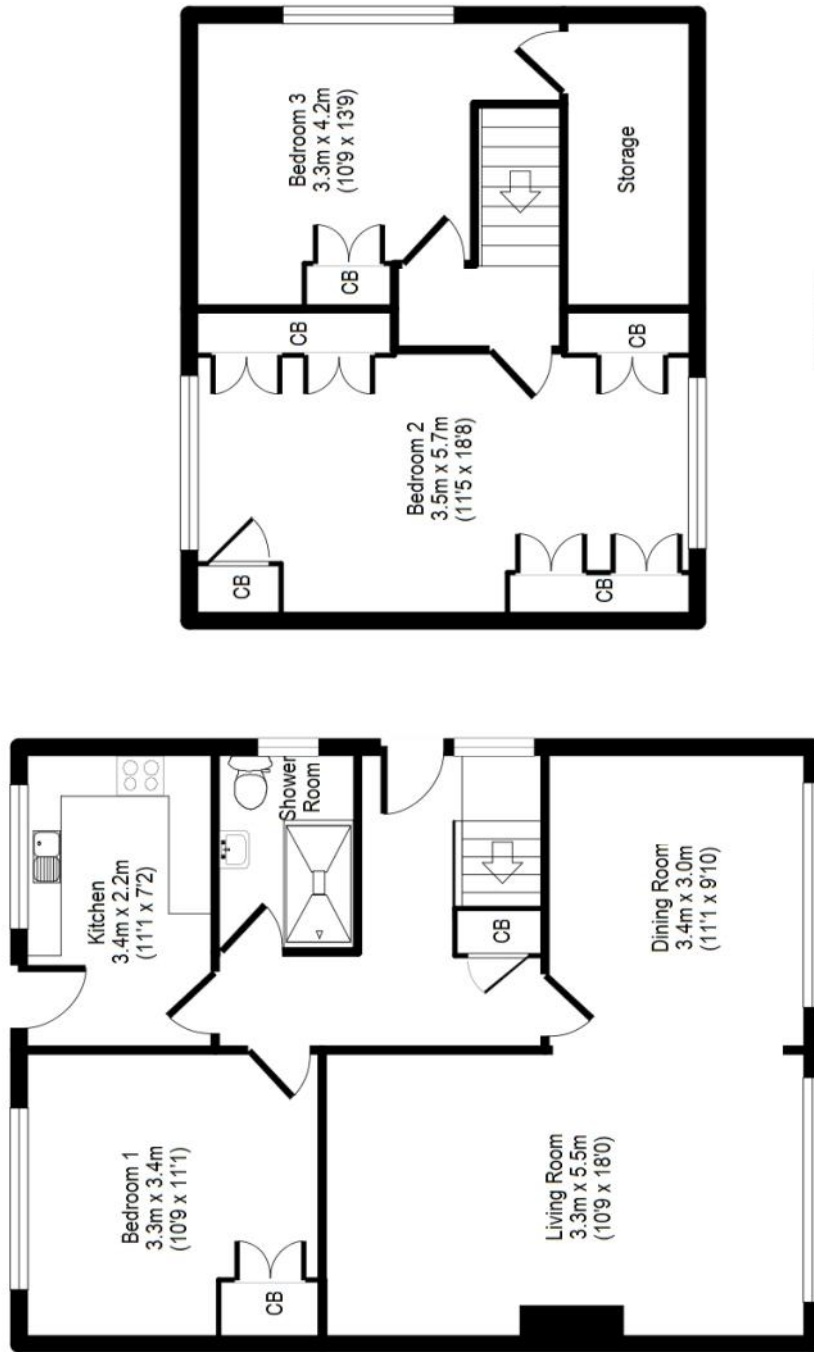
For sat nav users the postcode is: HD6 2EH

## 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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## 21 Wood View Grove, Brighouse, HD6 2EH



Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 98 sq. m / 1058 sq. ft

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.

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