

MARSH & MARSH PROPERTIES

9 East Street, Lightcliffe, HX3 8TU

£170,000



****ATTENTION ALL FIRST TIME BUYERS, YOUNG/PROFESSIONAL COUPLES OR BUY-TO-LET INVESTORS**** Presented to the highest of standards with high spec fixtures and fittings is this delightful two bedroom mid-terrace property. Step over the threshold and you will be immediately impressed with the modern and tasteful décor which sets the tone for the rest of your visit. Completing the property to this high standard is the modern fitted kitchen and a stylish house bathroom. The property itself is positioned in a much sought after and convenient location where highly regarded local schools are just a short walk away, Brighouse town centre and the M62 motorway are just a few minutes' drive away. In brief comprises of; Entrance porch, lounge, kitchen, and access to the basement are to the ground floor. Two bedrooms and a stylish shower room are to the first floor and there is an excellent and dry basement room. Externally you will find an enclosed yard to the front and the rear is a driveway for one vehicle.

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ENTRANCE PORCH

A terrific addition to the property with UPVC windows and a UPVC door.

LIVING ROOM 4.2 x 4.2m (13'7 x 13'11)



This is a spacious lounge with tasteful décor, designer radiator, modern wall lights, new carpet and a UPVC window with fitted blinds.

KITCHEN 4.2 x 2.8m (13'7 x 9'0)



To provide ample storage space there is a wide range of modern wall and base units with censored unit lighting, which incorporate a one and a half bowl, stainless steel sink with a chrome mixer tap and splash back tiling. Here is a built-in electric oven and a gas hob with a stainless steel

cooker hood along with space and plumbing for a washing machine and a dishwasher. Access to the basement is from the kitchen and there is a UPVC window and door to the rear elevation.

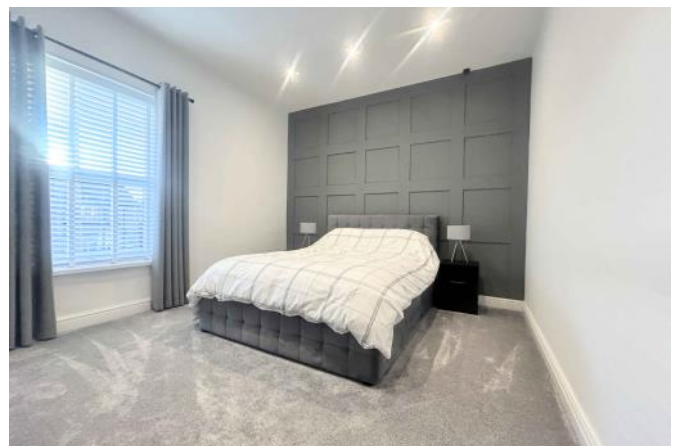


LANDING



The stairs lead up from the kitchen where there is an impressive, toughened glass and oak bannister, ceiling spotlights and a smoke alarm.

BEDROOM ONE 4.2 x 3.3m (13'7 x 10'11)



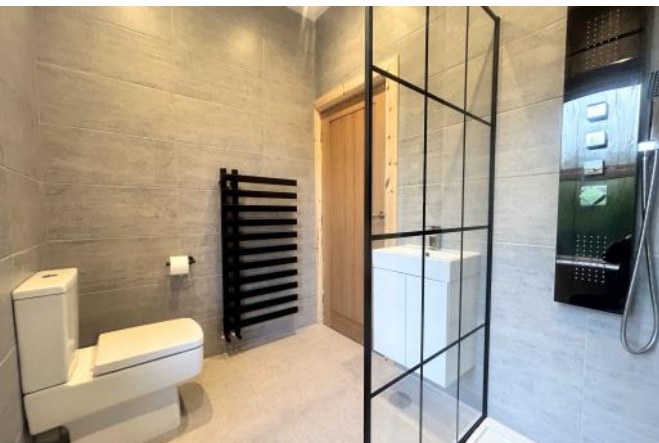
A generous size double room with tasteful décor, designer radiator, new carpet and a UPVC window with a fitted blind.



BEDROOM TWO 1.9 x 3.7m (6'0 x 9'0)

A large single/small double with a new carpet, loft access and a UPVC window.

SHOWER ROOM



Fitted in 2023 is this stylish three piece suite which comprises of a walk-in shower cubicle with a handheld and rainfall power shower, low flush toilet and a vanity sink unit with a chrome mixer tap. Completed the room to a modern and high spec are the tasteful wall and floor tiles, designer radiator, ceiling spotlights, extractor fan and a UPVC window.

EXTERNAL

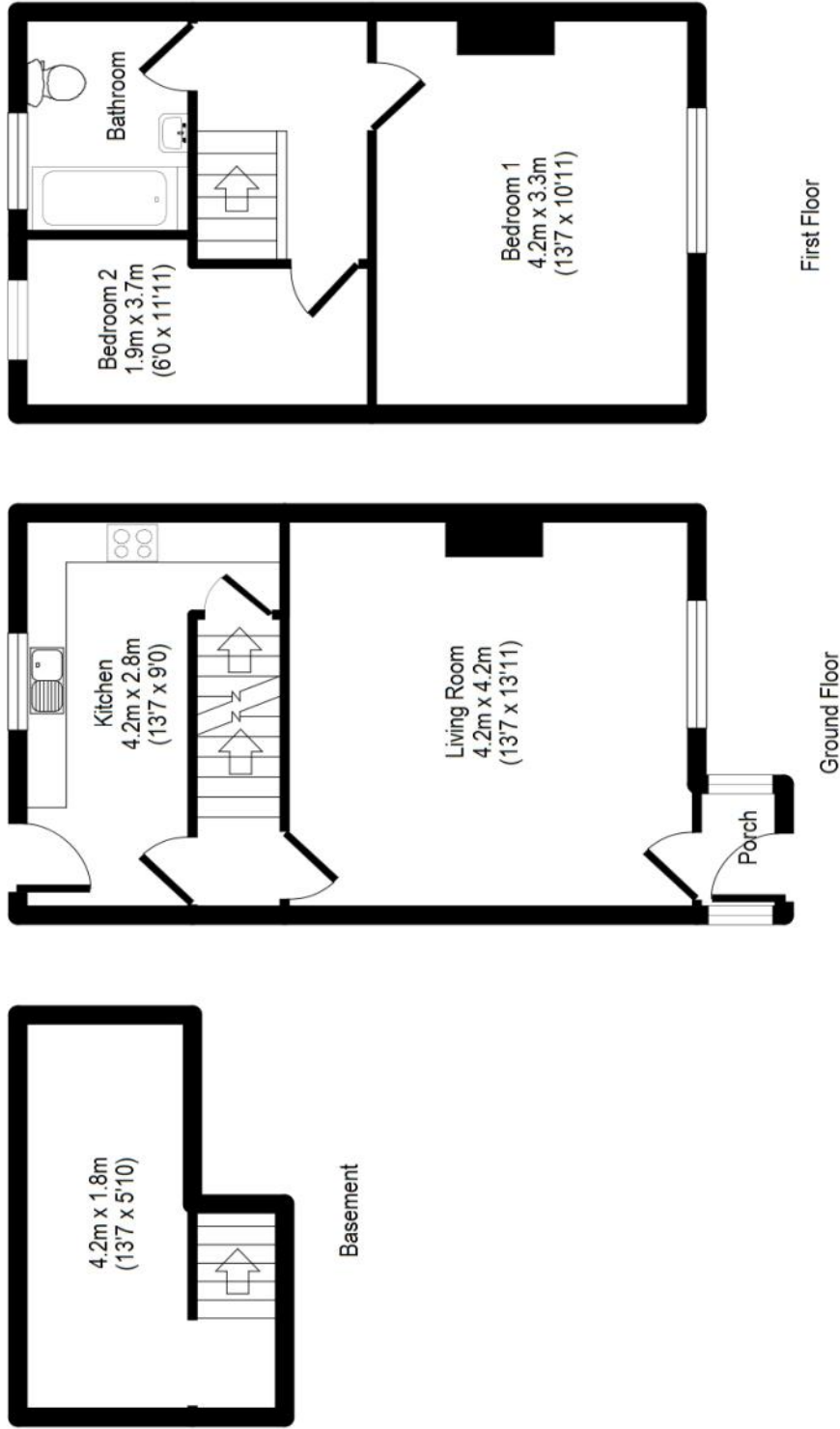


To the front you will find an enclosed paved yard and the rear has been developed into a driveway for one large vehicle.



Whilst every endeavour is made to ensure the 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.

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APPROX GROSS INTERNAL FLOOR AREA: 69 sq. m / 741 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.

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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