

# MARSH & MARSH PROPERTIES

375 Halifax Road, Hove Edge, HD6 2QJ

£185,000



If you are looking for the ideal property for a first time buyer, someone downsizing or professional couple, located in the highly sought after Hove Edge, then this will certainly be the property for you. Its charming external presentation makes this two bedroomed, end-of-terrace, house a delight from the moment that you arrive. The house features a front pebbled garden that enhances the kerb appeal of the property and increases privacy. To the rear is a fully enclosed patio garden, ideal to sit out and relax or have a barbeque.

Internally the property is presented in a modern condition throughout and therefore, presenting the opportunity to move in with little work required. With its well-appointed kitchen, spacious living room, two bedrooms (one with ample space for a double bed and features fitted wardrobes), first floor house bathroom and a second floor usable room/occasional bedroom that is ideal for a variety of uses.

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

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Its well-connected location provides easy access to all main roads and is just a short 10 minute walk from Brighouse town centre and has quick access to the convenient shops of the Kershaw's Garden Centre shopping complex. The M62 is just a 10 minute drive away providing quick access to the main cities of Leeds, Manchester and Bradford. Brighouse train station also provides excellent rail links to the surrounding area including access to the Grand Central train service. The property is also within easy walking distance of good primary and secondary schools.

Owing to the fantastic features on offer an appointment to view is essential in order to fully appreciate this charming home.

From the rear garden a uPVC double glazed door opens into the

### KITCHEN



A charming and welcoming reception into the property, the kitchen has been well appointed and laid out to create a highly functional space. The kitchen has laminated work surfaces to three walls offering ample work space, all with over and under counter cupboards and drawers. To the rear corner an under stairs pantry cupboard offers additional storage space. With an integrated hob,

integrated oven, extractor hood, splashback tiling, vinyl flooring, plumbing for a washing machine, ceiling inset spotlights, uPVC double glazed window to the rear elevation and an inset stainless steel sink with stainless steel mixer tap.



From the kitchen an opening leads into a short hallway. The hallway is carpeted and has a double radiator. From the hallway a wooden door opens into the

### LIVING ROOM



The ideal family communal room, offering plenty of space for a suite and a small dining table to one side. A uPVC double glazed door offers another access point to the property should you wish and

a uPVC double glazed window to the front elevation provides ample natural light. An electric fire, on a granite hearth and with a wooden mantel piece, creates an ideal central feature for the whole room. With a carpeted floor, central light fitting, ceiling rose, wall mounted light fitting, cornice to ceiling, picture rail, double radiator and television access point.



From the living room carpeted stairs lead up to the

### LANDING

With a carpeted floor, two central light fittings and a uPVC double glazed window to the side elevation.

From the landing wooden doors open into

### BEDROOM 1



A spacious master bedroom that offers ample space for a double bed along with additional bedroom furniture. Two inset fitted cupboards also offer additional storage space. With a carpeted floor, central light fitting, double radiator and uPVC double glazed window to the front elevation.



### BEDROOM 2



The ideal space for a child's bedroom or work from home office. With a carpeted floor, uPVC

double glazed window to the rear elevation, central light fitting and double radiator.

### BATHROOM



A neutrally presented house bathroom that makes excellent use of the space on offer to create a highly functional room. With a panel bath, over bath shower, glass splash guard, close coupled toilet, pedestal washbasin, tiled floor, tiled walls, ceiling inset spotlights and a frosted uPVC double glazed window to the rear elevation.

From the landing carpeted stairs lead up to the

### USABLE ROOM / OCCASIONAL BEDROOM



An excellent addition to the property that could

be used as an occasional bedroom/guest room, storage space or as a workshop/craft room. With a carpeted floor, ceiling inset spotlights and a Velux window.

### GARDENS



To the front of the property is a pebbled garden that certainly enhances the kerb appeal of the property and also increases privacy.



To the rear of the property is a fully enclosed patio garden with stone wall and wooden fence with a gate to the rear. The rear garden is ideal for a barbeque or sitting out and relaxing. To the rear corner of the garden there is a storage shed. Owing to its south-west facing orientation the rear

garden is a sun trap.



### **PARKING**

There is ample on street parking surrounding the property.

### **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 Hipperholme crossroads head towards Brighouse on Brighouse Road (A644). After 1.3 miles look out for the Marsh & Marsh Properties "For Sale" sign on the right hand side identifying the property.

For sat nav users the postcode is: HD6 2QJ

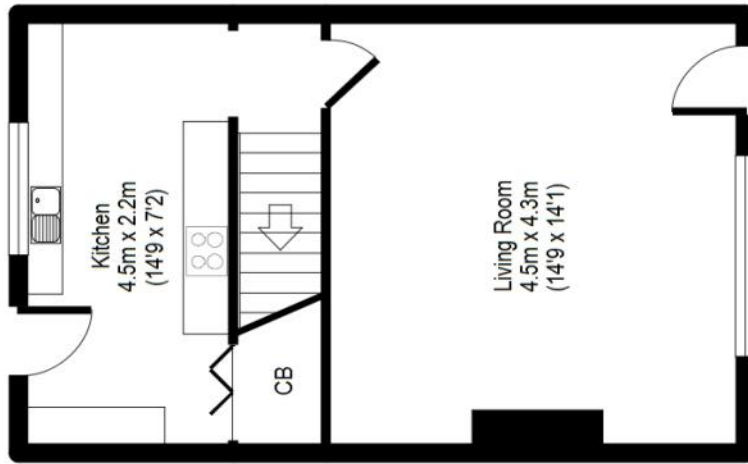
### **MORTGAGE ADVICE**

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing

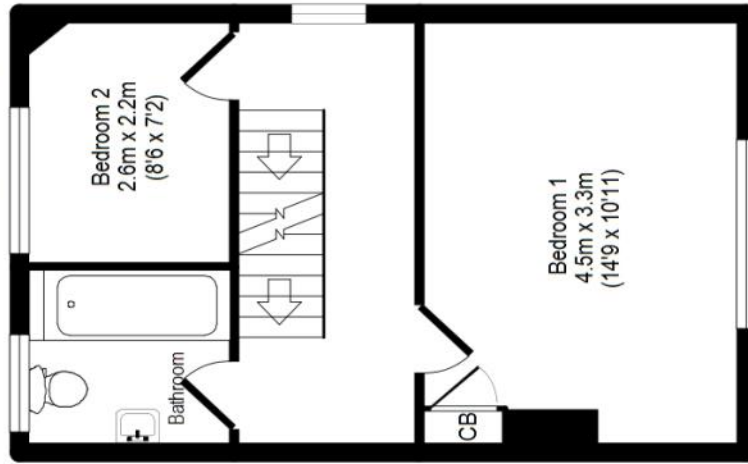
costs. If you are interested please give our office a call on 01422 648 400.

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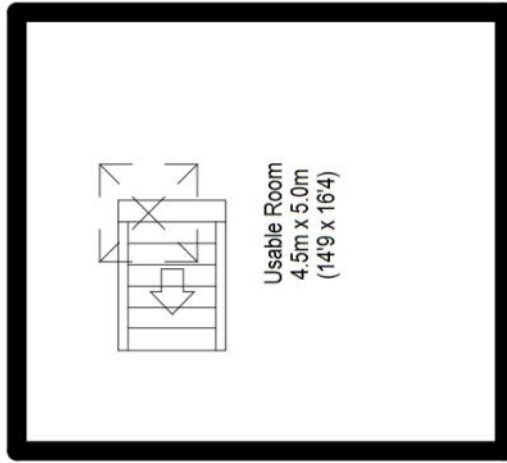
# 375 Halifax Road, Hove Edge, Brighouse, HD6 2QJ



Ground Floor



First Floor



Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 90 sq. m / 963 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. All images and dimensions are not intended to form part any contract or warranty.

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