

# MARSH & MARSH PROPERTIES

5 Hind Street, Wyke, BD12 8JT

£149,950



Situated on a cul-de-sac on the outskirts of the village of Wyke is this charming two bedroomed terraced property. The perfect home for any first time buyer or property investing landlord looking for that special something. This house has plenty to offer, all for a realistic asking price. From the moment you arrive you can immediately see the love, care and attention that this property has received. To the front of the property is a raised, fully enclosed, garden offering the perfect place to sit out and relax. To the rear is a patio garden with storage shed. The property also has parking to the front elevation on a driveway.

Internally the property is beautifully presented, with a modern and bright décor. If you are looking for a home that is offered in a ready to move in condition, with little work required, then this will certainly be the house for you. With its warm and welcoming living room, well laid out and appointed breakfast kitchen, two generous bedrooms and house bathroom. Just step inside and you will certainly be impressed.

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

Tel: 01422 648 400

[info@marshandmarsh.co.uk](mailto:info@marshandmarsh.co.uk)

[www.marshandmarsh.co.uk](http://www.marshandmarsh.co.uk)

This property benefits from being within a short commute of a local outstanding primary school and good secondary schools. There are also excellent transport links to the surrounding area with Bradford being just a short 10 minute drive away, as well as quick access onto the M62 motorway offering links to Leeds and Manchester. Also, with access to either Bradford or Brighouse train stations, both with cross Pennine connections and availability to the Grand Central train service to London.

Owing to the fantastic features on offer, including the south facing garden, well connected location and modern and stylish internal presentation an appointment to view is essential in order to fully appreciate this home.

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

### HALLWAY



A main entrance hallway that creates a fantastic first impression from the moment you step inside as well as creating a barrier from the external aspect to the internal. With a wood laminate floor, central light fitting, single radiator and dado rail.

From the hallway a wooden door opens into the

### LIVING ROOM



Certainly a warm and welcoming living room, presented with a neutral yet warming décor that creates the ideal family communal space, perfect for relaxing at the end of the day. The room is bathed in natural light owing to the uPVC double glazed window overlooking the south facing garden. A central electric fireplace creates an ideal central feature for the whole room. With a carpeted floor, cornice to ceiling, picture rail, central light fitting, double radiator and television access point.



To the end of the hallway an opening leads into the

### BREAKFAST KITCHEN



A well-appointed and laid out kitchen that creates a highly functional space. A “L” shaped set of laminated work surfaces offers the ideal work space, all with over and under counter cupboards and drawers. There is space for a small dining table to the central area of the kitchen, ideal for family meals. With an integrated hob, integrated oven, extractor hood, double radiator, plumbing for a washing machine, wood laminate floor, barn door style uPVC double glazed door leading to the rear garden, uPVC double glazed window to the rear elevation, omni-directional ceiling spotlights,

combi-boiler, space for a fridge/freezer and a stainless steel sink with stainless steel mixer tap.



From the hallway carpeted stairs lead up to the

### LANDING



A beautifully presented landing area with a central light fitting, loft access hatch, dado rail and cornice to ceiling.

From the landing wooden doors open into

### BEDROOM 1

A beautifully presented master bedroom that offers more than ample space for a superking bed along with additional bedroom furniture. With a

uPVC double glazed window to the front elevation, wood laminate floor, central light fitting and double radiator.



## BEDROOM 2



A generous second bedroom that offers space for a double bed along with additional bedroom furniture. With a uPVC double glazed window to the rear elevation, carpeted floor, central light fitting and single radiator.

## BATHROOM

A well laid out house bathroom that makes excellent use of the space on offer to create a highly functional space. With a corner panel bath, close coupled toilet, pedestal washbasin, neatly hidden alcove inset shower with in shower tiled seat, central light fittings, vinyl flooring, tiled splashbacks, stainless steel towel radiator and extractor fan.



From the rear of the kitchen a wooden door opens onto stone stairs that lead down to the

### CELLAR

An excellent addition to the property that offers further storage space. This vaulted cellar has a central light fitting, power outlets and a solid stone shelf to one side.

### GARDENS



To the front of the property is the raised and fully enclosed south facing gardens. The garden has an artificial lawn offering an ideal place to sit out and relax in the sun or to sit out at the end of the day and enjoy a glass of wine. The garden has wooden fencing creating an enclosed setting and is gated

to the front elevation.



To the rear of the property is a fully enclosed patio garden that currently houses a large storage shed.

### PARKING

There is parking for the property to the front elevation on a driveway that is rented at £5 per week from the local nursery.

There is also additional on street parking in the surrounding area.

### 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.

The driveway to the front of the property is rented from the nursery at the end of the road for £5 per week. (£260 p.a.)

### TO VIEW

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

## **DIRECTIONS**

From Wyke Crossroads, head towards Wyke village on Huddersfield Road (A641) for 0.6 miles and then just before "Children's Place" nursery turn right onto Hind Street. The property will be located up the street on the left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

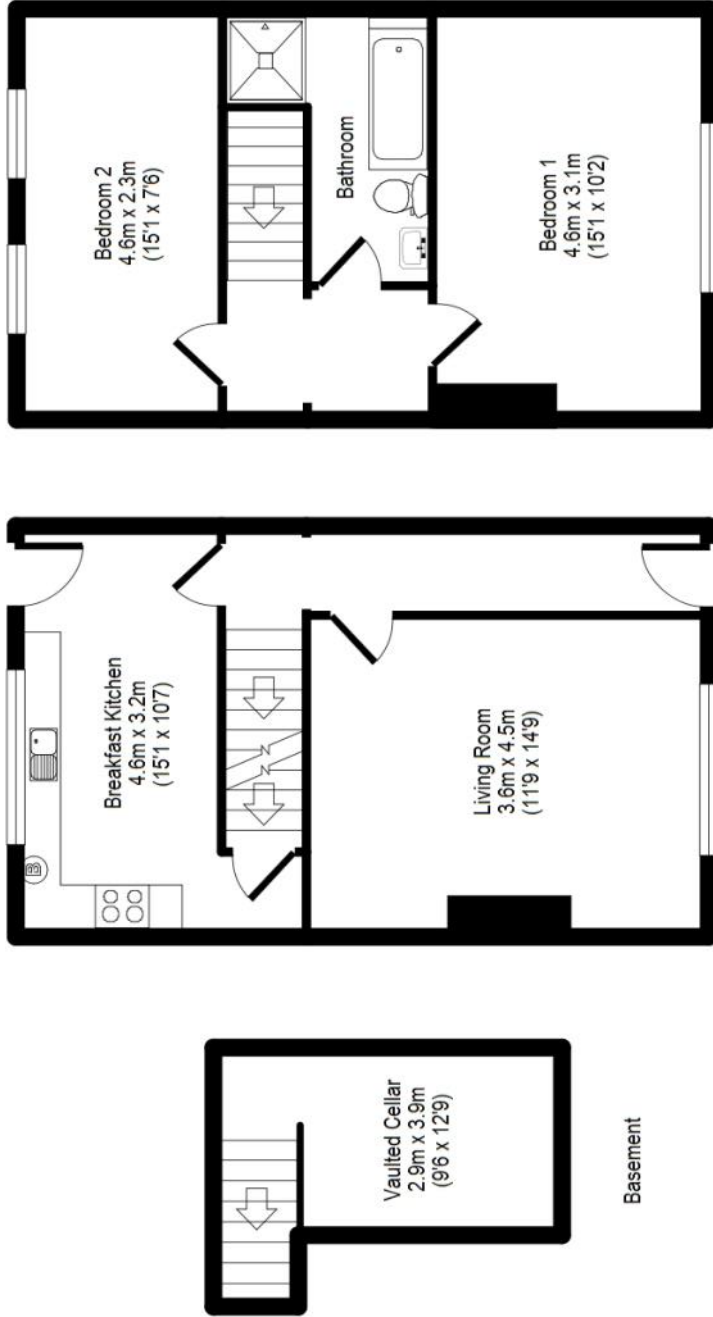
For sat nav users the postcode is: BD12 8JT

## **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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APPROX GROSS INTERNAL FLOOR AREA: 80 sq. m / 863 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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