

MARSH & MARSH PROPERTIES

5 Well Close Street, Brighouse, HD6 1DD

£175,000



This three bedroomed, terraced, property is the ideal purchase for first time buyers, property investors or buy to let landlords. Situated just a “stone’s throw” from Brighouse town centre, this property is situated on a quiet street whilst being in a well-connected position. The property is also offered with the added advantage of NO CHAIN. There is a patio garden to both the front and rear of the property, providing a charming low-maintenance space and has permit on-street parking to the front of the property.

Internally the property is beautifully presented throughout and, therefore, presenting the ideal opportunity for a prospective buyer to move in with little to no work required. The house has a warm and welcoming feeling from the moment you step inside. With its light and bright living room, well-appointed kitchen, utility room, ground floor WC, two double bedrooms to the first floor, shower room, office space and second floor third double bedroom. If you are looking for that special something then look no further.

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The property also benefits from being within easy walking distance of a variety of good primary and secondary schools. It is also ideally located to make the most of the excellent transport links in the vicinity; with the M62 just 10 minutes' drive away, offering cross Pennine connections, as well as quick routes to both Leeds and Bradford. Also, Brighouse train station is 10 minutes' walk away presenting easy access to the local towns and cities, as well as the Grand Central train service to London.

Owing to the fantastic features on offer with this property, from its spacious internals, well connected Brighouse town centre location and charming presentation, all with the added benefit of NO CHAIN, a viewing appointment is essential.

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

HALLWAY

With a central light fitting, feature archway, matted flooring, single radiator and central light fitting; the hallway creates a charming reception to the property.

From the hallway a wooden door opens into the

LIVING ROOM



A light, bright and spacious living room that offers ample space for a three-piece suite; the perfect family communal space. An electric fire, on a marble hearth and with wooden mantelpiece, creates a charming feature for the whole room. With a large uPVC double glazed window to the front elevation, central light fitting, cornice to ceiling, carpeted floor, single radiator and television access point.



From the living room a wooden door opens into the

KITCHEN



A light and bright kitchen that offers space for a dining table to one side of the room. To the other side is an "L" shaped set of laminated work surfaces. With an inset five ring gas hob, integrated dual oven, double radiator, splashback tiling, wood laminate flooring, fitted dishwasher, uPVC double glazed window to the rear elevation, ceiling inset spotlights, space for a fridge/freezer and a stainless steel 1 ½ sink with stainless steel mixer tap.



From the kitchen a wooden door opens into the

UTILITY ROOM

An excellent addition to the property, the utility room provides additional work space. A uPVC double glazed door provides access to the rear of the property. With a wood laminate work surface, ceiling inset spotlights and cupboard storage space.

From the living room a wooden door opens into a small access area with a second wooden door opening into the

WC

An excellent addition to the property offering further ground floor facilities. With a wood laminate floor, wall mounted washbasin, close coupled toilet and central light fitting.

From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor and ceiling inset spotlights.

From the landing wooden doors open into

BEDROOM 1



A well-presented master bedroom that offers ample space for a double bed along with additional furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and double radiator.

BEDROOM 2



Another good-sized double bedroom that also offers additional storage space owing to two fitted wardrobes to one side of the room. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and double radiator.



From the office a wooden door opens onto carpeted stairs that lead up to

BEDROOM 3



SHOWER ROOM



A well laid out shower room that makes excellent use of the space on offer to create a highly functional room. With a corner rainfall style shower cubicle, vanity inset washbasin, close coupled toilet, frosted uPVC double glazed window to the rear elevation, stainless steel towel radiator, vinyl flooring, splashback tiling, ceiling inset spotlights and an extractor fan.

A large and spacious double bedroom, located in the roof space, offering plenty of room throughout with access to two sets of eaves storage areas. With ceiling inset spotlights, Velux window and carpeted floor.

OFFICE



An excellent addition to the property that offers the ideal work from home office space. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and single radiator.

From the living room a wooden door opens into the ante room with a wooden door opening onto stone stairs that lead down to the

CELLAR

With a central light fitting, stone shelves and stone table to one end the cellar; an ideal storage space.

GARDENS

At the front of the property is a raised patio garden.

To the rear of the property is a second patio garden providing a space to sit out and relax.



PARKING



At the front of the property there is permit on-street parking.

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.

DIRECTIONS

From Brighouse town centre (by the Brighouse and Rastrick Brass Band roundabout) head towards Bailiff Bridge on Bradford Road (A641) for 30m and then turn left onto Bradford Road for 85m and then turn right onto Martin Street. After 80m turn right onto Eastwood Street and then the first left onto Well Close Street. The property will be on your left hand side and can be identified by the Marsh and Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HD6 1DD

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: 112 sq. m / 1204 sq. ft

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