

MARSH & MARSH PROPERTIES

493 Bradford Road, Brighouse, HD6 4BT

£219,950



Situated in a lofty vantage point, on the outskirts of Brighouse and just a stone's throw from Bailiff Bridge, is this beautifully presented, three bedroomed, semi-detached, property. An ideal family home or that special something for anyone looking for a warm and welcoming property. Its elevated position creates a private space and sets it back from the main road. The house benefits from a large and private front garden, creating an ideal place to sit back and relax or to have a barbeque. To the rear is a low maintenance, multi-tier, patio garden offering additional space. To the front elevation is a very large forecourt offering private parking for three large cars.

Internally the property will continue to impress with its beautifully presented internal condition, all with a neutral and modern décor, offering the opportunity to move in with little work required. The rooms are all light and bright owing to its unobstructed position and has a charming natural flow throughout. With its spacious living room, beautifully presented dining kitchen, rear conservatory, three bedrooms, house bathroom, loft storage space and attached rear storage shed.

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Owing to its location, the property offers easy access to the fantastic transport connections in the local area. The M62 is only 10 minutes' drive away, offering cross Pennine connections as well as quick access to Leeds and Bradford and is also just 5 minutes' drive from Brighouse town centre with its excellent local amenities. Also, Brighouse train and bus stations offer connections to the local area. Brighouse station also has access to the Grand Central train service to London. This property is also within the catchment areas of both good primary and secondary schools.

Owing to the whole host of features that are on offer with this property an internal inspection is essential in order to fully appreciate this charming home.

From the front of the property a set of uPVC double glazed doors opens into the

PORCH

An excellent attachment to the property that provides a barrier from the external aspect to the internal. With a tiled floor, uPVC double glazed windows and central light fitting.

From the porch a uPVC door opens into the

HALLWAY

With a carpeted floor, central light fitting, double radiator and cornice to ceiling.

From the hallway a wooden door opens into the

LIVING ROOM



The ideal family communal space; the living room is bathed in natural light owing to the uPVC double glazed windows to the front elevation. A

wood burning stove, on a stone hearth and with a wooden mantelpiece, creates an ideal central feature for the whole room. With a carpeted floor, central light fitting, wall mounted light fittings, double radiator, cornice to ceiling and television access point.



From the living room a set of double doors open into the

DINING KITCHEN



A real boon to this property is the open-plan style dining kitchen. The room is well laid out to create a highly functional space. To one side of the room there is ample space for a large family dining table. To the other side is an "L" shaped set of

wooden work surfaces, all with over and under counter cupboards and drawers. The room has a set of uPVC double glazed windows, to the side elevation, and a set of sliding uPVC double glazed doors to the rear offering natural light. An under stairs cupboard offers additional storage space or an ideal pantry. With an integrated hob, integrated oven, stainless steel extractor hood, integrated microwave, integrated dishwasher, fitted washing machine, splashback tiling, wood laminate floor, central light fittings, space for a fridge/freezer and inset sink with stainless steel mixer tap.



From the rear of the dining kitchen a sliding uPVC double glazed door opens into the

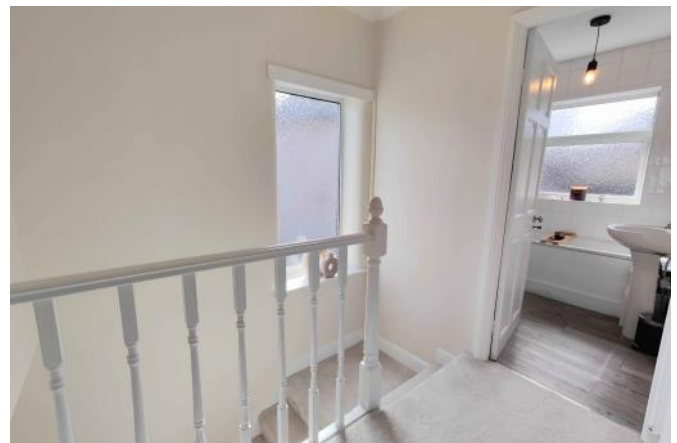
CONSERVATORY



An excellent addition to the property offering an ideal place to sit back and relax and enjoy the rear garden. With a wood laminate floor and uPVC double glazed door to the rear garden.

From the hallway a carpeted staircase leads up to the

LANDING



With a carpeted floor, a frosted uPVC double glazed window to the side elevation, central light fitting and loft access hatch.

From the landing wooden doors open into the

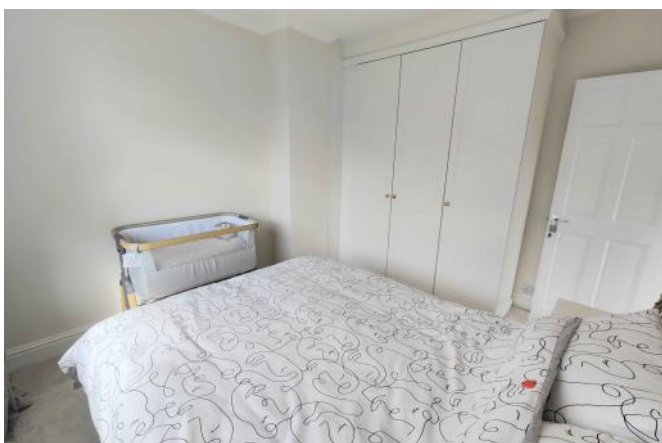
BEDROOM 1



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



BEDROOM 2



Another good sized bedroom, again offering space for a double bed along with additional furniture. There is a quality set of fitted wardrobes to one side offering further storage space. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and single radiator.

BEDROOM 3



A charming third bedroom, ideal for a child's bedroom, guest room or work from home office space. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and single radiator.

BATHROOM



A well-presented, bright and neutral house bathroom with a panel bath, corner shower cubicle, electric shower, pedestal washbasin, close coupled toilet, wood laminate floor, tiled walls, frosted uPVC double glazed window to the rear elevation, central light fitting and stainless steel towel radiator.

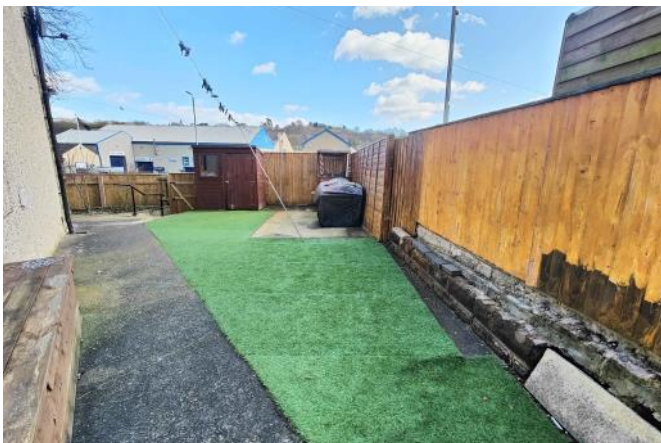
From the landing a pull down loft ladder provides access to the

LOFT



A fantastic storage area; the carpeted loft features a Velux window and multiple omni-directional ceiling spotlights. The room can be utilised as an occasional bedroom.

GARDENS



To the front of the property is a spacious garden, offering a patio seating area, artificial lawn and storage shed. Owing to the enclosed nature of the garden, with its wooden fences and elevated nature of the property, the front garden is a private space; ideal to sit out and relax or to have a barbeque.

To the rear of the property is a multi-tier, low

maintenance, garden. The garden has a flowerbed, pebbled garden and patio seating area.



PARKING



To the front of the property is a large parking forecourt offering private parking for three large cars.



Google Plus Code: P69C+JRW Brighthouse

For sat nav users the postcode is: HD6 4BT



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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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.

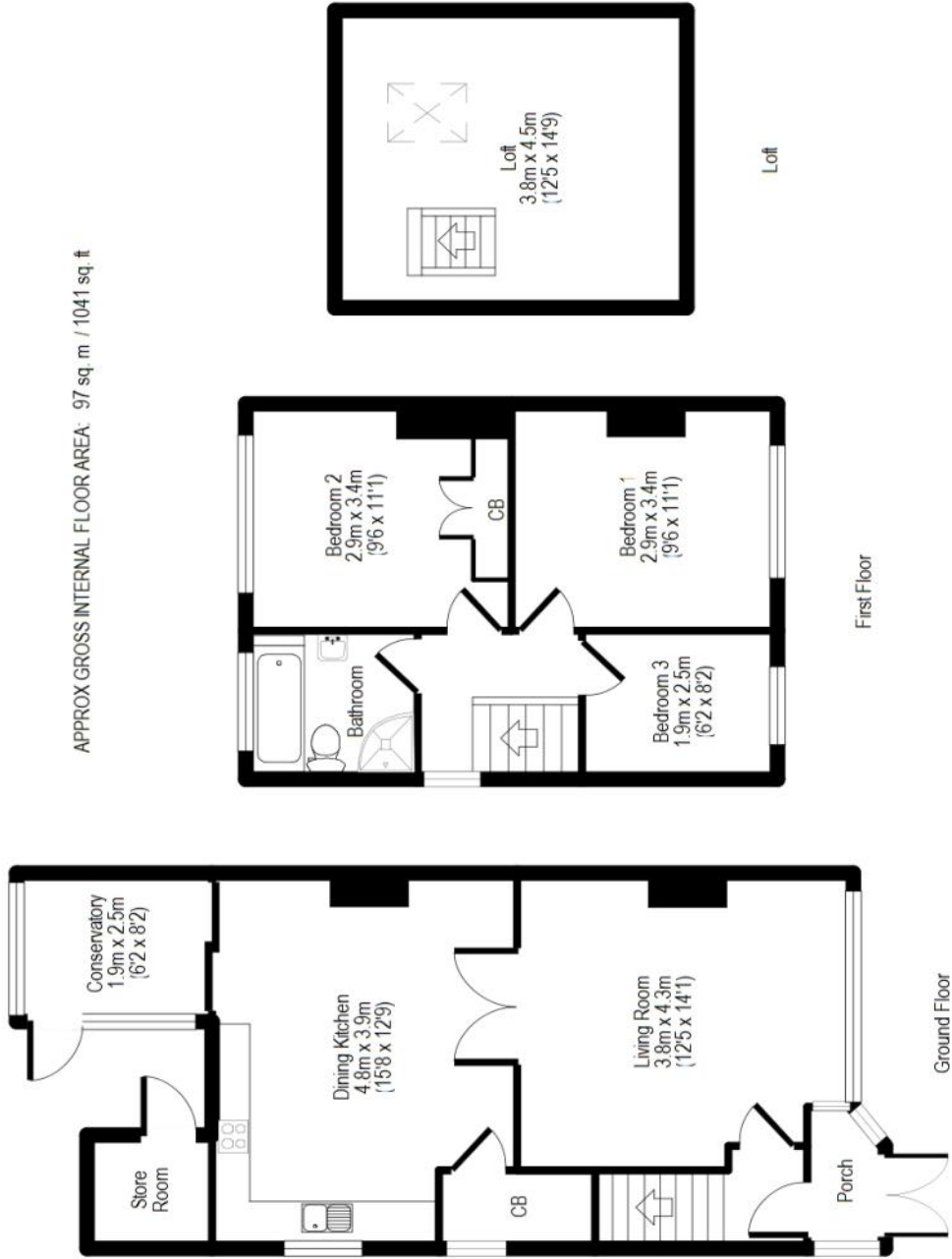
TO VIEW

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

LOCATION

What3words: ///crowned.harder.armed

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