

MARSH & MARSH PROPERTIES

7 Lower Finkil Street, Brighouse, HD6 2LR

£180,000



This is certainly an exciting property for anyone looking for a project that they can put their own stamp onto and with the added benefit of being offered with NO CHAIN. Situated on Lower Finkil Street, on a quiet lane, just a stone's throw from Crow Nest Golf Club, in a well-regarded and sought after location. The property benefits from a front garden that can enhance kerb appeal and increase privacy that also borders the brick paved driveway offering private parking for a car. To the rear is a brick paved patio garden offering an ideal place to sit out and relax.

If you are a first-time buyer, or property investor, this will certainly be one to take note of. This property has an ample supply of potential and features a light and bright living room, long kitchen area, three bedrooms and shower room.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

The property is close to good primary and secondary schools, both within a short walk and situated in a highly popular and sought after residential location, which has excellent transport links owing to the M62 motorway being less than 10 minutes' drive away. There is also easy access to both Brighouse and Halifax train stations, with cross Pennine connections, as well as easy commuting to Leeds, Halifax, Brighouse and Bradford.

Owing to the fantastic potential with this property, all with the added bonus of NO CHAIN, an appointment to view is essential.

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

HALLWAY

With a carpeted floor and central light fitting.

From the hallway a wooden door opens into the

LIVING ROOM



A spacious living room that receives ample natural light from a uPVC double glazed bay window to the front elevation. A gas fire, on a stone hearth

and with wooden mantelpiece, offers a central feature for the room. With a wood laminate floor, central light fitting, double radiator and television access point.



From the living room a wooden door opens into the

KITCHEN



A long kitchen that overlooks the garden, to the rear elevation, via two uPVC double glazed windows and to the side with a third uPVC double glazed window. A uPVC double glazed door offers access to the side pathway leading to the front and rear of the property. An under stairs cupboard offers additional storage space, ideal for

a pantry. With laminated work surfaces, space for a cooker, plumbing for a washing machine, space for a fridge freezer, over and under counter cupboards and drawers, double radiator, two central light fittings, wood laminate floor, tiled splashbacks and a stainless steel sink.

From the hallway carpeted stairs lead up to the

LANDING

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

From the landing wooden doors open into

BEDROOM 1



A generous master bedroom with a carpeted floor, uPVC double glazed window to the front elevation, single radiator and central light fitting.

BEDROOM 2

A good sized second bedroom with a carpeted floor, uPVC double glazed window to the rear elevation, single radiator and central light fitting.



BEDROOM 3



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

BATHROOM



A well laid out shower room that makes excellent use of the space on offer. With a walk-in style shower cubicle, electric shower, close coupled toilet, pedestal washbasin, frosted uPVC double glazed window to the rear elevation, central light fitting, vinyl floor and tiled walls.

GARDENS



To the front elevation is a charming lawned and shrub garden offering a well-received kerb appeal for the property that also increases the privacy to the front of the house.



To the rear is a low maintenance brick paved garden, enclosed by wooden picket fence, offering an ideal place to sit back and relax or to have a barbeque. To one side of the rear garden is a storage shed.

PARKING

At the front of the property is a brick paved parking area offering private parking for a car.

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.

LOCATION

What3words: [///statue.economies.truth](https://www.what3words.com/#!/en/@@@statue.economies.truth)

Google Plus Code: P683+J6F Brighthouse

For sat nav users the postcode is: HD6 2LR

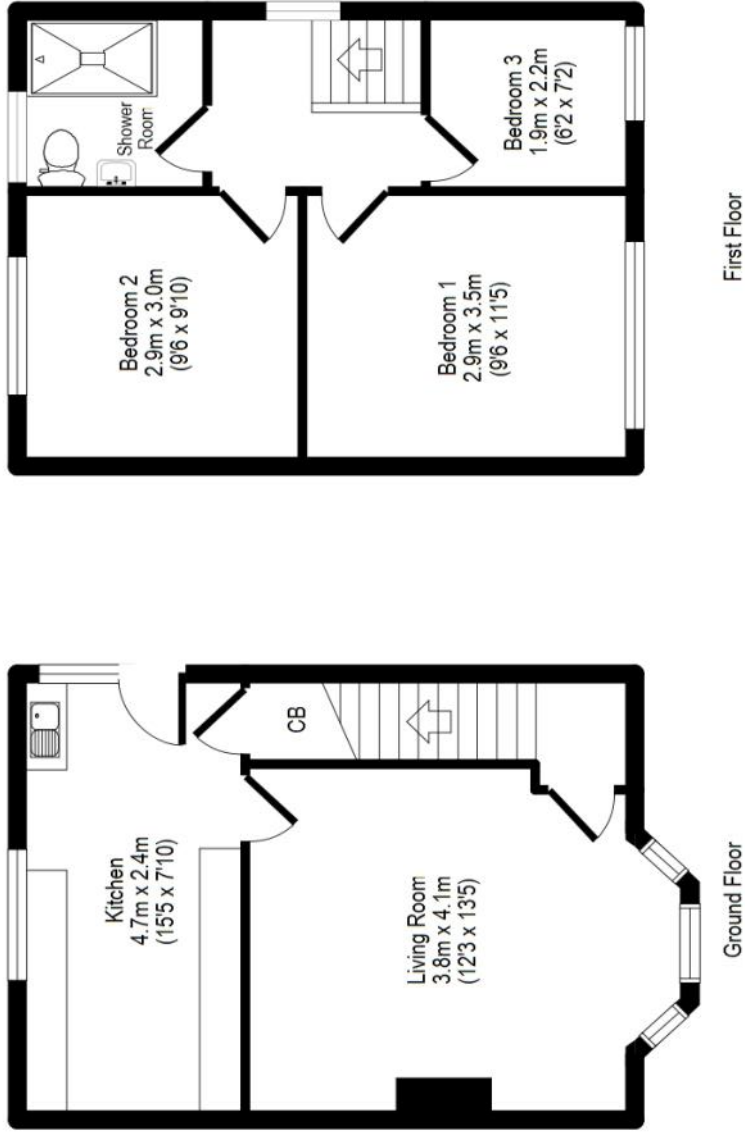
MORTGAGE ADVICE

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.

DISCLAIMER

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: 63 sq. m / 675 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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