

MARSH & MARSH PROPERTIES

12 William Henry Street, Brighouse, HD6 2BG

£125,000



A beautifully presented, grade II listed cottage, offered with the advantage of NO (UPWARD) CHAIN, situated on William Henry Street on the outskirts of Brighouse town centre. This well-presented, one bedroom, property is an ideal purchase for any property investor, first time buyer or someone looking to downsize. Its traditional stone construction offers a charming style and presentation. The house benefits from on street parking to the front elevation. To the rear of the property is a charming enclosed garden that is ideal to sit out and relax or for children and pets to play.

Internally this is a well-maintained property, in good condition throughout, presenting the opportunity for any purchaser to move in with little work required. Displaying a fusion of modern and traditional styles, this house has something to offer everyone. With its bright and modern style living room (with patio doors to the rear), highly functional kitchen, one bedroom, well-appointed bathroom, loft storage and cellar. This property is not short of storage space and boasts a host of features throughout.

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

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The property also benefits from being within the catchment areas of good primary and secondary schools, both within a short walking distance. There are fantastic local shops and services in the vicinity and just a stone's throw from the local park. Brighouse town centre is just a quick 5 minute walk away, providing access to its outstanding shops, restaurants and services. The M62 is just a 5 minute drive away, granting excellent transport connections to Leeds, Bradford and Manchester. Brighouse train station is just a 10-minute walk, providing access to its cross Pennine links and to London via the Grand Central train service.

Owing to the multitude of features on offer, its good condition throughout and realistic price tag, an appointment to view is highly encouraged to avoid missing out on this rare opportunity.

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

HALLWAY

A welcome reception area into the property with a light and bright décor. With single radiator, central light fitting, wall mounted coat hooks and a carpeted floor.

From the hallway a wooden door opens into the

KITCHEN



A well-presented kitchen that makes excellent use of the space on offer. There is ample storage space with both over and under counter cupboards. A large mullioned uPVC double glazed window, to the front elevation, provides ample natural light for the whole room. With a cooker unit, laminated work surfaces to two walls (with a

small breakfast bar at one end), plumbing for a washing machine, vinyl flooring, well illuminated via omni-directional ceiling spotlights, integrated freezer, space for a fridge and a stainless steel sink with stainless steel mixer tap.



From the kitchen an opening leads into the

LIVING ROOM



Another well-presented room, with a modern and neutral colour scheme which complements the traditional styled beamed ceiling that is a character of a property of this age. A gas fire, on a corner marble plinth, is an ideal central feature. To the rear of the room a set of uPVC double glazed French Doors open out into the garden.

With a carpeted floor, double radiator, wall mounted light fittings, under stairs storage cupboard and a television access point.

From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor and central light fitting

BEDROOM



A large and spacious bedroom that offers more than ample space for a king sized bed along with additional bedroom furniture. One wall of the room features a large amount of cupboard storage space. With a beamed ceiling, mullioned uPVC double glazed windows to the front elevation, carpeted floor, single radiator and feature cast-iron inset fireplace to the chimney breast.

BATHROOM

A beautifully presented house bathroom in neutral colours and a modern style. The room makes excellent use of the space on offer to create a highly functional room. With a panel bath, over bath electric shower, glass splash guard, close coupled toilet, pedestal washbasin, frosted uPVC double glazed window to the front elevation, vinyl floor, tiled splashbacks, corner airing cupboard,

extractor fan and a central style light fitting.



GARDENS



To the rear of the property is a charming patio

garden with dry-stone wall border that creates an ideal place to sit back and relax or to have a barbeque. The garden features a storage hut and access fence to the side.

PARKING



There is on street parking at the front of 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.

White goods are included in the sale price.

TO VIEW

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

LOCATION

What3words: [///crest.cone.verbs](https://www.what3words.com/crest.cone.verbs)

Google Plus Code: P647+XG4 Brighthouse

For sat nav users the postcode is: HD6 2BG

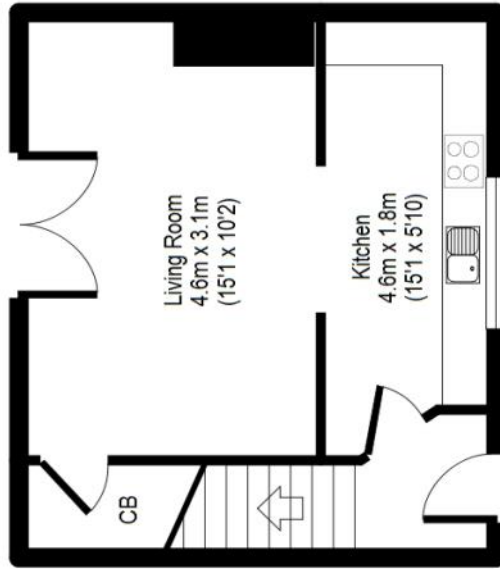
MORTGAGE ADVICE

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.

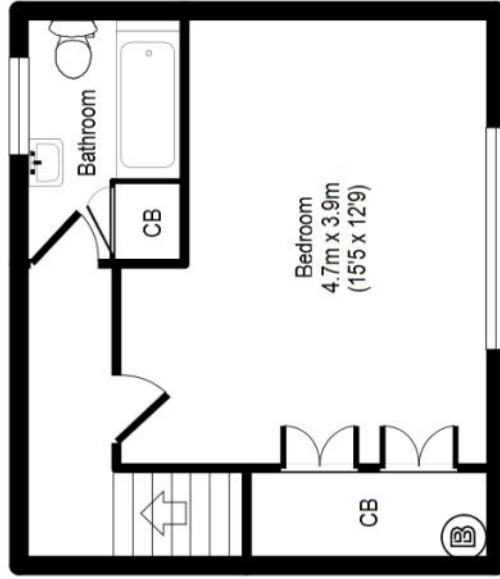
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respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 55 sq. m / 595 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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