

MARSH & MARSH PROPERTIES

6 East Mount Place, Brighouse, HD6 2BW

£115,000



The perfect home for a first time buyer, young couple or property investing landlord looking for something that is offered in immaculate condition. The property is offered with the added advantage of NO CHAIN. This one bedroomed, corner terrace, property is positioned in a hidden location, tucked away from roads and noise, to create a charming home. The property benefits from a well presented, low-maintenance, front garden that is ideal to sit out and relax or to have a barbeque. The house also features private parking provided by a detached single garage with additional on street parking to the front of the garage.

Internally you will immediately be impressed with the care and attention that has gone into the presentation of this charming home. With a clean and modern décor and quality fixtures and fittings throughout. With a modern, open plan, living room / kitchen that is well appointed and makes excellent use of the space on offer, good sized bedroom, beautifully presented bathroom and useful storage cellar. Owing to the internal condition any prospective buyer has the opportunity to move in with little to no work required.

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

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Its location offers excellent transport connections, with Brighouse town centre just a 5-minute walk away providing access to its bus services and train station with connections to all local towns and cities, including access to the Grand Central train service. The property is also a short 10 minute drive from the M62 motorway providing easy links to Leeds, Bradford and Manchester.

Owing to its location and immaculate condition throughout an appointment to view is highly encouraged to fully appreciate the potential this property has to offer.

From the front of the property a uPVC double glazed door, with transom window, opens into the

OPEN PLAN LIVING ROOM / KITCHEN



A modern style and open layout. The living room area is a good size with a bright and modern décor with a feature wall to one side of the room. The room receives a large amount of natural light from its uPVC double glazed window to the front elevation. With its central light fitting, carpeted floors, television access point and double radiator.

Located to the rear of the ground floor is the kitchen area.



A beautifully presented, modern and stylish kitchen that makes excellent use of the space on offer to create a highly functional workspace. Another well illuminated room owing to its ceiling spotlights, under cupboard down spotlights and uPVC double glazed window to the side elevation. With an integrated Lamona gas hob, integrated Lamona oven, stainless-steel extractor hood, laminated work surfaces, over and under counter storage cupboards and drawers, wood effect laminate click flooring, fitted fridge unit, stainless-steel sink and stainless-steel mixer taps.

From the living room a wood panel door opens onto carpeted stairs leading up to the

LANDING

A well-presented landing that receives a good amount of natural light from the uPVC double glazed window to the side elevation. With central light fitting and fitted carpets.

From the landing wood panel doors open into

BEDROOM 1



A generous sized master bedroom that offers ample space for a double bed in addition to other bedroom furniture. The room benefits from a large amount of natural light from its two uPVC double glazed windows, to the front elevation, overlooking the garden. With fitted carpet, single radiator and two central light fittings.

BATHROOM



A beautifully finished house bathroom that has a modern décor and well thought out layout that makes excellent use of the space on offer. With panel bath, pedestal washbasin, frosted uPVC double glazed window to the front elevation, over bath drenching shower and attachment, glass splash guard, close coupled toilet, stainless steel towel radiator, splashback tiling, vinyl flooring and ceiling inset spotlights.

From the kitchen a wood panel door opens onto stone steps leading down to the

BASEMENT

From the bottom of the stone steps a long stone corridor leads into the main cellar. A good sized space, ideal for storage. With three central light fittings, stone shelving and a double radiator. The coal cellar, at the side of the main store area, houses the boiler unit.

GARDEN

A beautifully presented garden that has been landscaped into a highly usable space. Featuring a surrounding flowerbed, patio seating area and large pebbled area; all in an enclosed area with

wooden fence and stone wall, creating the ideal space to sit out and relax. The garden would also be the perfect place for a barbeque or to sit out and entertain.



PARKING

Located at the end of the terrace, adjoining the road, is a detached garage providing a secure parking space for the property. To the front of the garage is further 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 and gas central heating.

TO VIEW

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

LOCATION

What3words: [///tent.curvy.menu](https://www.what3words.com/?q=///tent.curvy.menu)
Google Plus Code: P648+V62 Brighouse
For sat nav users the postcode is: HD6 2BW

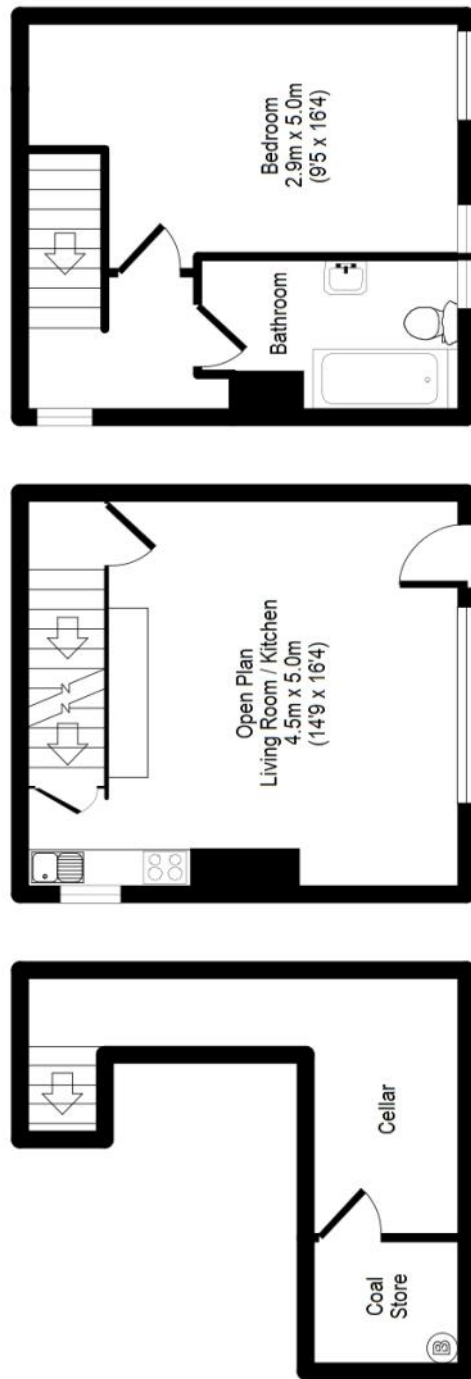
MORTGAGE ADVICE

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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6 East Mount Place, Brighouse, HD6 2BW

57 sq. m / 613 sq. ft



Basement

Ground Floor

First Floor

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.

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