

MARSH & MARSH PROPERTIES

5 Church Paddocks, Clifton, HD6 4LD

£215,000



Rarely do properties of this size and calibre become available in the highly sought after village of Clifton. Situated at the head of a cul-de-sac, in a row of four, this two-bedroomed property is the perfect home for any first-time buyer, professional person or small family. The house is offered with the added advantage of NO CHAIN. Its peaceful location, in the heart of the village, will impress and delight whilst also remaining very well connected to the surrounding area. From the moment you arrive you will immediately fall in love with this impressive house. To the front of the property is a well-maintained lawned garden, with a south facing enclosed lawned and patio garden to the rear of the house. The property benefits from a single garage and parking bay offering a total of two spaces.

Internally the property has plenty on offer, with a modern and stylish décor presenting a “blank canvas”, ideal for you to put your own stamp onto. The property is light and bright throughout and if you are looking for something that is ready to move into, this will certainly be one of particular interest. With a spacious living room, well-appointed dining kitchen, two double bedrooms and house bathroom.

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

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Its well-connected position provides quick and easy access to the M62 motorway in 5 minutes offering easy links to the major cities of Manchester, Leeds and Bradford. The local outstanding primary schools and good secondary schools are all within an easy commute. Brighouse town centre, being only a 10-minute walk, provides access to its excellent shops and services with a charming community spirit. Brighouse train station provides regular services to the local towns and cities, including the Grand Central service.

Owing to the fantastic number of features on offer, with it's highly sought after location, charming surroundings and with the added advantage of NO CHAIN, mean this property certainly requires further inspection.

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

PORCH

A welcome reception into the property, creating a barrier from the external aspect to the internal, the porch has a tiled floor and central light fitting.

From the porch a wooden door opens into the

HALLWAY

With a carpeted floor, single radiator and central light fitting.

From the hallway a wooden door opens into the

LIVING ROOM



A spacious and open living room that offers the ideal family communal area. The living room offers more than ample space for a three piece

suite, along with additional furniture. An under stairs cupboard offers plenty of additional storage space. With a vinyl floor, uPVC double glazed window to the front elevation, central light fitting, wall mounted light fittings, cornice to ceiling, double radiator, television access point and telephone access point.



From the rear of the living room a wooden door opens into the

DINING KITCHEN



A beautifully presented dining kitchen, in a neutral and modern décor. The room offers ample space to one side for a family dining table. The dining kitchen provides access to the rear garden via a

composite door that opens onto the patio area. There are laminated work surfaces to two walls, with over and under counter cupboards and drawers, offering extra storage space. With an integrated hob, integrated oven, plumbing for a washing machine, integrated dishwasher, space for a fridge/freezer, tiled splashbacks, vinyl floor, omni-directional ceiling spotlights, uPVC double glazed window to the rear elevation and corner storage cupboard.



From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor and central light fitting.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom with plenty of space for a double bed along with additional bedroom furniture. A set of fitted bulk head cupboards offers a large amount of additional storage space. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the front elevation.

BEDROOM 2



A generous second bedroom, again offering space for a double bed. With a carpeted floor, single radiator, uPVC double glazed window to the rear elevation and central light fitting.

BATHROOM



A neatly laid out house bathroom that features a panel bath, pedestal washbasin, close coupled toilet, vinyl floor, tiled walls, central light fitting, frosted uPVC double glazed window to the rear elevation, single radiator and extractor fan.

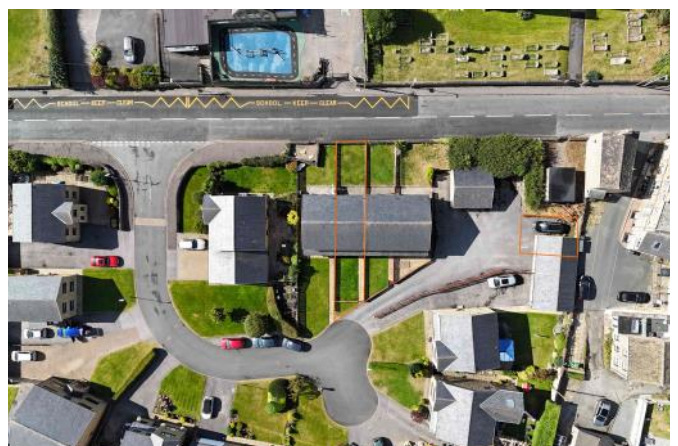
GARDENS



To the front of the property is a charming lawned garden, with bordering wooden fence, which offers an attractive reception to the property and certainly offers a picturesque kerb appeal.

To the rear of the property is another lawned garden, again with bordering fence that offers an

ideal backdrop to the property. To the edge of the house is a patio seating area, ideal to sit back and relax. The garden's south-facing orientation creates an ideal sun trap.



GARAGE & PARKING



The property benefits from a single garage offering a secure parking space with an additional parking space to the side of the garage.

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: [///bike.mutual.rugs](https://www.what3words.com/#!/bike.mutual.rugs)

Google Plus Code: P62V+R93 Brighouse

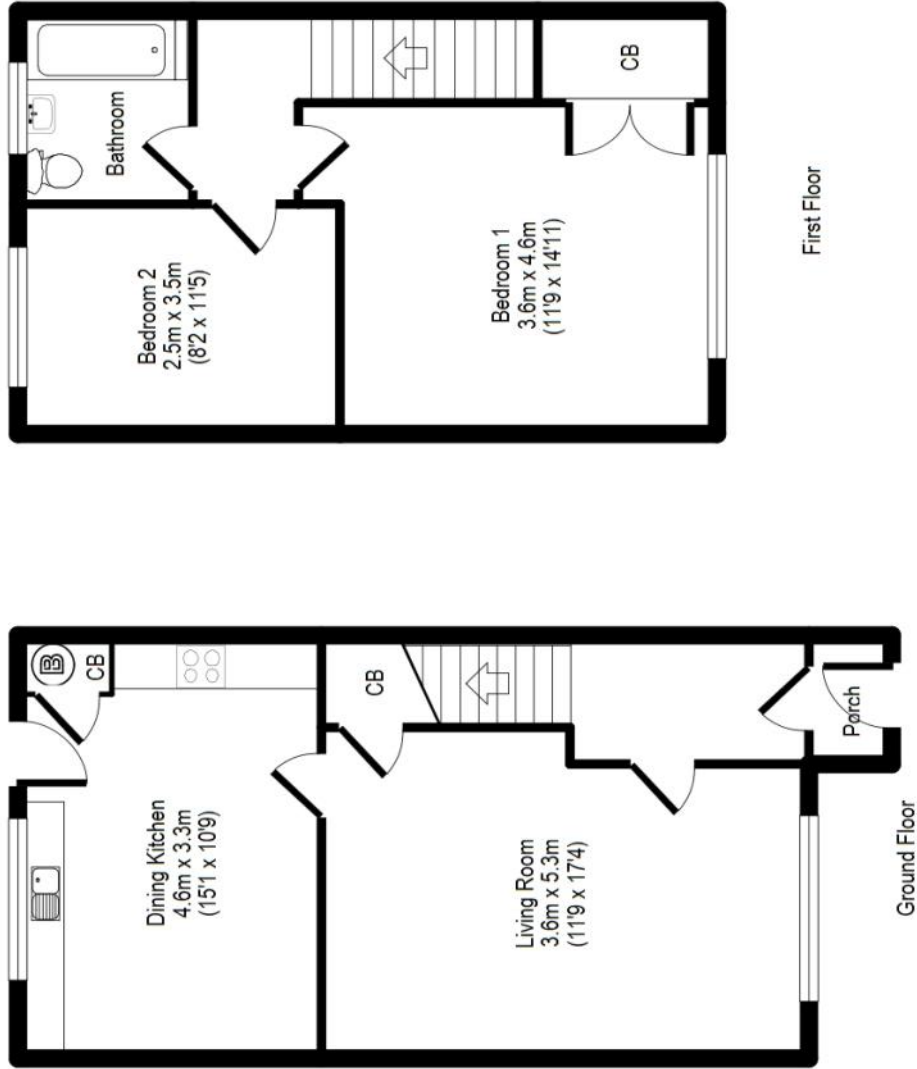
For sat nav users the postcode is: HD6 4LD

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: 76 sq. m / 815 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. All images and dimensions are not intended to form part any contract or warranty.

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