

MARSH & MARSH PROPERTIES

19 Laverock Crescent, Brighouse, HD6 2NR

£245,000



Situated at the entrance of the highly sought after cul-de-sac of Laverock Crescent, in a prominent position, in a well-regarded location, is this three bedroomed, semi-detached, property. A well-presented family home, this property presents a charming frontage owing to the stone wall enclosed, low-maintenance, front artificial lawn and flowerbed pebbled garden, which creates the ideal kerb appeal. To the rear of the property is a southerly facing patio garden, fully enclosed by wooden fence to all sides and also houses a workshop and utility room built into the rear corner. To the rear of the garden is a wooden gate that leads out onto a brick paved driveway that offers parking for 2+ cars. From the moment you arrive at this charming home you will immediately notice that this is certainly something special.

Internally the property is beautifully presented throughout, being offered with a modern décor that also features some charming and unique features that will impress from the moment you step inside. The property has a good sense of flow throughout and is offered with a light and bright living room, well-appointed dining kitchen, ground floor WC, three bedrooms (all offering space for a double bed, house bathroom and a part boarded loft offering ample additional storage space. The warm and welcoming feeling from this property certainly makes this house a home.

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The property is in a prime position for the good primary and secondary schools, both within extremely short walking distance. It is also situated just a 15 minute walk from Brighouse town centre, offering access to its excellent shops and services including the outstanding local train station (providing excellent cross Pennine connections) and the Grand Central train service. Also providing quick access to the M62 motorway with quick links to all major cities, including Leeds, Bradford and Manchester.

Owing to the highly sought after position of the property, its immaculate internals and fantastic surrounding gardens, this modern and stylish family home is certainly one not to be overlooked.

From the front of the property a high quality composite door opens into the

HALLWAY

The hallway presents a charming first impression as you step inside the property, with its quality finish and style you immediately get a sense of the premium nature of the property. With its tiled floor, vertical style modern radiator and central light fitting.

From the hallway a wooden door opens into the

LIVING ROOM



A light, bright and beautifully presented living room that offers plenty of space for a three piece suite along with additional furniture, therefore, creating the perfect family communal space. A gas fireplace, on a granite hearth and with wooden mantelpiece, offers the ideal central feature for the room. To one side is an under stairs cupboard that offers ample additional storage space. With a wood laminate floor,

central light fitting, uPVC double glazed window to the front elevation, vertical modern style radiator and a television access point.

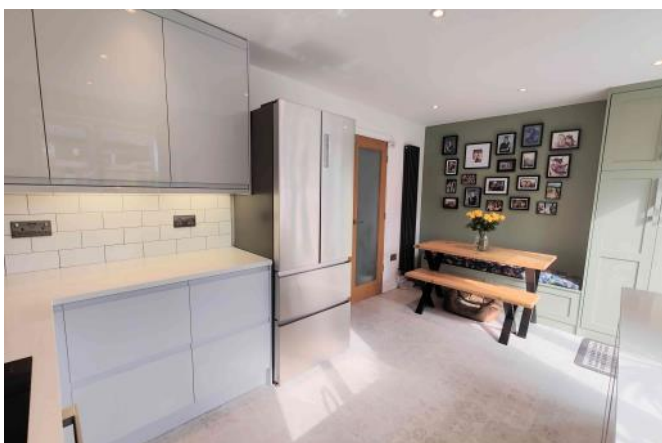


To the rear of the living room, dual wooden glass panel doors open into the

DINING KITCHEN



A beautifully presented dining kitchen that is well laid out and finished to a high quality. To one side of the room there is ample space for a family sized dining table. To the opposite side are granite work surfaces to three sides of the room, all with over and under counter cupboards and drawers offering plenty of work and storage space. A set of uPVC double glazed French doors open out into the rear garden and also provide natural light, in addition to the uPVC double glazed window to the rear elevation. With an integrated hob, modern style extractor hood, integrated oven, vertical modern style radiator, splashback tiling, vinyl tile flooring, integrated dishwasher, ceiling inset spotlights, under cupboard sensor lighting, space for a fridge/freezer, corner cupboard and an inset sink with stainless steel mixer tap.



From the hallway a wooden door opens into the

WC



Offering ground floor facilities for the property, the WC is well presented and features a close coupled toilet, inset washbasin, wooden shelving, tiled splashbacks, tiled flooring, central light fitting and a stainless steel towel radiator.

From the living room a series of carpeted stairs lead up to the

LANDING



A light, bright and open landing, featuring a glass panel banister and feature, centrally, suspended chandelier that creates a bright communal space for the first floor. A pull down ladder provides access to the part boarded loft. With a carpeted floor and frosted uPVC double glazed window to the side elevation.

From the landing wooden doors open into

BEDROOM 1

A beautifully presented master bedroom that offers ample space for a king sized bed along with additional bedroom furniture. The room benefits

from a large set of fitted wardrobes to one side offering additional storage space. With a carpeted floor, central light fitting, vertical modern style radiator and a uPVC double glazed window to the front elevation.



BEDROOM 2



A generous second bedroom, again offering space for a double bed and also featuring a set of fitted wardrobes to one side. With a wood laminate floor, central light fitting, single radiator and a uPVC double glazed window, to the rear elevation, overlooking the gardens.

BEDROOM 3



A fantastic size for a third bedroom, again offering space for a small double bed along with additional furniture. With a wood laminate floor, central light fitting, single radiator and a uPVC double glazed window, to the rear elevation, overlooking the gardens.

BATHROOM



A well laid out and stunningly presented house bathroom that makes excellent use of the space on offer to create a highly functional room. With a panel bath, over bath rainfall style shower, glass splash guard, vanity inset washbasin, close coupled toilet, ceiling inset spotlights, frosted uPVC double glazed window to the rear elevation, tiled floor, tiled splashbacks, integrated mirror unit with two shaver/toothbrush charge points, stainless steel towel radiator and extractor fan.

GARDENS



A fully enclosed front garden creates a charming kerb appeal and frontage to the property. A stone wall surround, with gated access, opens onto a flagged and pebbled pathway that bisects an artificial lawn to one side and a pebbled shrub garden to the other.

To the rear of the property is a fully enclosed, via wood fencing, patio garden. This low-maintenance space is ideal for sitting out and relaxing owing to its southerly facing orientation making this a real sun trap. The rear garden provides access to the rear drive from a code lock gate. To the rear corner of the garden is a wooden structure that houses the workshop and

utility rooms.



WORKSHOP & UTILITY ROOM

An excellent addition to the property, the external work shop provides an ideal place for anyone who loves DIY or as a hobby shop. The workshop has workbenches to two sides and features a central light fitting and power outlets.

The other room is the utility room, offering ample space and power for a washing machine and dryer. With a central light fitting, sink and additional electric outlets.

PARKING

To the rear of the property is a driveway that

offers parking for 2+ cars. The driveway is shared between the next door neighbour.



For sat nav users the postcode is: HD6 2NR

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 and gas central heating.

TO VIEW

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



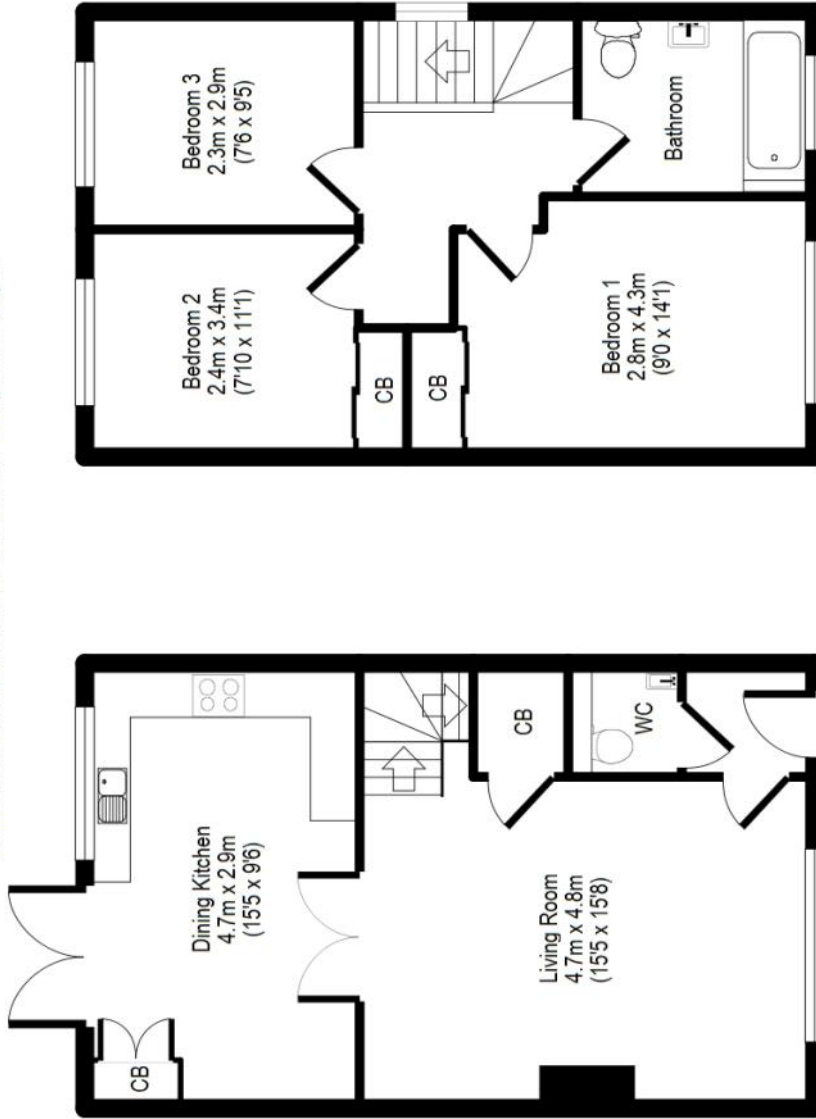
LOCATION

What3words: ///then.resist.purple

Google Plus Code: P675+WHP Brighouse

19 Laverock Crescent, Brighouse, HD6 2NR

APPROX GROSS INTERNAL FLOOR AREA: 72 sq. m / 778 sq. ft



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.

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