

MARSH & MARSH PROPERTIES

24 Half House Lane, Hove Edge, HD6 2PH

£175,000



This two bedroomed, stone built, semi-detached property is situated in the heart of the highly desirable Hove Edge with quiet surroundings; an ideal purchase for a first time buyer, professional couple or someone looking to downsize into a property with a fantastic amount of potential. This property is also offered with the added benefit of NO CHAIN. The property benefits from on street parking to the front elevation, front lawned garden that enhances the kerb appeal of this property and a low-maintenance patio garden to the rear elevation.

Internally the property has been part renovated presenting the ideal opportunity for any prospective purchaser to move in and put their own stamp onto their new home. Its neutral colour scheme throughout will suit any buyer and creates a light and bright atmosphere. With a charming living room, modern and stylish dining kitchen, rear conservatory, two good sized bedrooms and a house bathroom.

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Its well-connected location provides easy access to all main roads as well as being just a short 10 minute walk from Brighouse town centre, as well as quick access to the convenient shops of the Kershaw's Garden Centre shopping complex. The M62 is just a 10 minute drive away providing quick access to the main cities of Leeds, Manchester and Bradford. Brighouse train station also provides excellent rail links to the surrounding area including access to the Grand Central train service. The property is also within easy walking distance of good primary and secondary schools.

Owing to the popular residential location of Hove Edge, fantastic internal potential and well-presented externals, all with the added bonus of NO CHAIN, an appointment to view is essential so as not to miss out on this fantastic home.

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

HALLWAY

Creating a barrier from the outside to the internal, the hallway has a carpeted floor and central light fitting.

From the hallway wood panel doors open into the

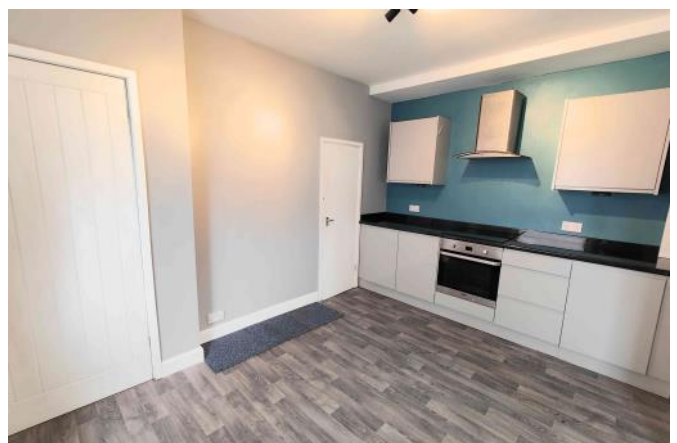
LIVING ROOM



A well-presented living room that is well illuminated owing to a uPVC double glazed bay window, to the front elevation, in addition to the central light fitting. A charming wood burning stove, on a stone tile hearth and with brick mantelpiece, provides the perfect central feature for the whole room. With a carpeted floor, double radiator and television access point.



DINING KITCHEN



The large and spacious dining kitchen offers the ideal work space owing to the three sets of work

surfaces. The kitchen features ample space for a dining table to one side of the room, perfect for family meals or entertaining. An under stairs cupboard offers plenty of additional storage space to one side of the room. The kitchen also features three uPVC double glazed windows to the side and rear elevations in addition to two central light fittings. With an integrated hob, integrated oven, stainless steel extractor hood, under cupboard spotlights, laminated work surfaces, vinyl floor, plumbing for a washing machine, two single radiators, space for a fridge/freezer and a stainless steel sink with stainless steel mixer tap.



From the rear of the dining kitchen a double glazed metal door opens into the

CONSERVATORY



An excellent addition to the property offering a rear porch area and place overlooking the rear garden. A uPVC double glazed door provides access into the rear garden. With uPVC double glazed windows and a vinyl floor.

From the hallway a series of carpeted stairs lead up to the

LANDING

With a central light fitting, carpeted floor and loft access hatch.

From the landing wooden doors open into

BEDROOM 1



A spacious bedroom; the master bedroom benefits from a similar uPVC double glazed bay window, to the front elevation, as found in the living room providing ample natural light into the room in addition to a second uPVC double glazed window to the front elevation. There is ample space for a double bed along with additional bedroom furniture. With single radiator, central light fitting and carpeted floor.



to the rear elevation overlooking the garden, carpeted floor, central light fitting and single radiator.

BATHROOM



The house bathroom is presented with a modern style and décor throughout. With a panel bath, over bath shower, folding splashguard, close coupled toilet, pedestal washbasin, vinyl floor, a frosted uPVC double glazed window to the rear elevation, splashback tiling to the full height of the walls, and central light fitting.



BEDROOM 2



GARDENS



To the front of the property is a fully enclosed lawned garden, with stone walls to two sides, and a flowerbed to the other, bordering the front pathway. The front garden certainly enhances the kerb appeal of the property and also offers additional privacy. The front garden could, potentially, be turned into private parking.



To the rear of the property is a long patio garden, with wood chip area at the far end; an ideal place to sit back and relax, have a barbeque or to entertain. The garden is enclosed with wooden fence and can be accessed via the side pathway or the conservatory.

Another good sized bedroom that has space for a double bed. With a uPVC double glazed window,



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PARKING

Currently the property has 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: ///nights.toned.brick

Google Plus Code: P57W+W3G Brighouse

For sat nav users the postcode is: HD6 2PH

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.

Whilst every endeavour is made to ensure the

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APPROX GROSS INTERNAL FLOOR AREA: 64 sq. m / 685 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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