

MARSH & MARSH PROPERTIES

Hobart House, 23 Garden Road, Brighouse, HD6 2AX

£275,000



If you are looking for a beautifully presented family home, situated close to Brighouse town centre, then this property will certainly be of special interest. With its welcoming and well-presented condition, this three-bedroomed, semi-detached, property has plenty to offer. Externally, to the front of the property, is a driveway with ample parking for three cars. To the rear of the property is a beautifully presented, low-maintenance, garden with a composite decked seating area, pond, shed and flowerbeds, creating an ideal space to sit out and relax or to entertain. There is also an external workshop/office/gym providing an ideal 'work from home' office that is separate from the main residence.

Internally the property is offered in good condition throughout with an eclectic décor and is well laid out to create a highly functional family home. It also benefits from three double bedrooms, a large living room, good sized dining room, well-appointed kitchen, utility room, ground floor WC and house bathroom.

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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. The house is located within the catchment areas of good primary and secondary schools, both within easy walking distance.

Owing to this property's convenient location, well-presented internal condition and inviting atmosphere, an appointment to view is essential.

From the front of the property a wooden door opens into the

HALLWAY



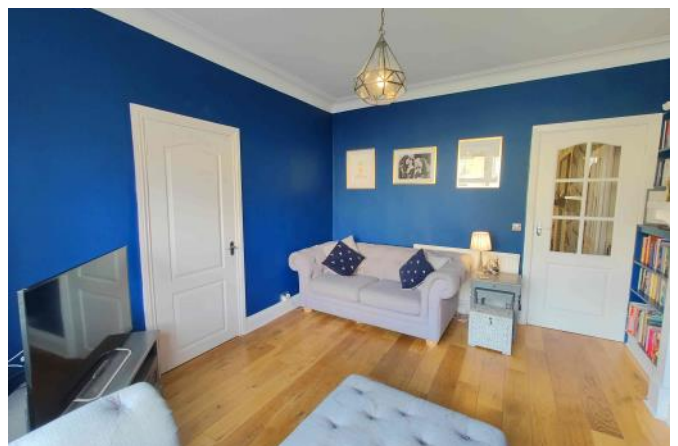
This well-presented hallway creates a charming first impression upon stepping into the property. With its single radiator, tiled floor, central light fitting panelled walls and ceiling rose.

From the hallway a wooden door opens into the

LIVING ROOM



A fantastic bright and open room that is bathed in natural light owing to the uPVC double glazed bay windows, to the front elevation, that is enhanced by the central light fitting. The room offers ample space for a three piece suite along with additional living room furniture. With wooden floor, gas fireplace, on a tiled hearth and with stone mantelpiece, cornice to ceiling, alcove fitted cupboard and bookcase.



From the living room a wooden door opens onto a small internal hallway that, via a wooden door, leads into the

DINING ROOM



This large and open dining room benefits from an

open plan nature owing to the opening leading into the kitchen. The dining room features a wood burning stove on a tiled hearth and with stone and wooden mantelpiece that creates an ideal central feature for the whole room. The room is well illuminated via a central light fitting, wall mounted light fittings, in addition to a large uPVC double glazed window to the side elevation. With a wooden floor, dado rail, cornice to ceiling, television access point and a double radiator.



From the dining room an open plan style opening leads into the

BREAKFAST KITCHEN

This well-presented and highly functional kitchen

area makes excellent use of the space to create an ideal place for any culinary enthusiast. There is ample storage owing to the over and under counter cupboards and drawers. A large uPVC double glazed window bathes the room in natural light in addition to numerous ceiling inset spotlights. The kitchen benefits from a breakfast bar with ample space for four chairs that creates an island divide between the kitchen and the living room. With an integrated hob, integrated dual oven, integrated microwave, integrated extractor hood, solid wood work surfaces, splashback tiling, tile effect vinyl flooring, integrated dishwasher and porcelain sink with stainless steel mixer tap.



From the rear of the breakfast kitchen a wooden door opens into the

UTILITY ROOM



This is an excellent addition to the property providing ample work space and featuring additional storage space owing to a larder/pantry to the rear of the room. A composite door provides access to the rear garden. With a uPVC double glazed window, floor matting by the door, vinyl flooring, laminated work surface, over and under counter cupboards and drawers, plumbing for a washing machine, space for an American style fridge/freezer, single radiator and well illuminated via ceiling inset spotlights.

From the rear of the dining room a wooden door opens into a small hallway, with under stairs cupboard storage space. A second door opens into the

WC

An ideal addition to the ground floor of the property and well presented with modern style and colour scheme. With a close coupled toilet, vanity inset washbasin, tiled floor, single radiator, omni-directional ceiling spotlights, extractor fan and tiled splash backs.

From the small internal hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, uPVC double glazed window to the side elevation and central light fitting.

From the landing wood panel doors open into

BEDROOM 1

This generous master bedroom offers more than ample space for a double bed along with

additional bedroom furniture. The room features two uPVC double glazed windows, to the front elevation, providing ample natural light. There is plenty of storage space provided by the wall length sliding wardrobes to one side and an under stairs walk-in-wardrobe to the rear of the room. The room also has a single radiator, central light fitting and wooden floors.



BEDROOM 2



This is another generous room with space for a double bed and again offers ample storage space with fitted cupboards around the room. With a uPVC double glazed window to the rear elevation, wooden floor, single radiator and central light fitting.

HOUSE BATHROOM

This beautifully presented house bathroom has been renovated and presented in a modern décor and colour scheme to create a light, bright and highly functional space. With its close coupled toilet, vanity inset washbasin, corner fitted cupboard, panel bath, over bath rainfall shower,

glass splash guard, uPVC double glazed window to the rear elevation, ceiling inset spotlights, tiled floor, mermaid board splashbacks and an extractor fan.



From the landing a wooden door opens onto carpeted stairs that lead up to

BEDROOM 3



Again the third bedroom offers ample space for a double bed along with additional bedroom furniture. With a carpeted floor, omni-directional ceiling spotlights, uPVC double glazed window to the side elevation (benefitting from pleasant views over Brighouse) and a single radiator.



the ideal space to sit out and relax or to entertain. To the side of the property is a long flagged patio with bordering flowerbeds, with feature garden pond, that leads back to a raised composite decking seating area with space for a table and chairs. The garden is fully enclosed for privacy and features numerous shrub bush and trees. To the rear right hand corner is a shed offering ample storage space for the garden. Its ideal south west facing orientation ensures that the garden is bathed in sunlight throughout the day and into the evening.



GARDENS



The house benefits from a beautifully presented, low-maintenance, garden to the rear that offers

To the rear right hand corner of the garden is the

OFFICE/WORKSHOP/GYM

A truly fantastic addition to this property is the external office/workshop, currently utilised as a home gym; ideal as a work from home office that is separate from the main residence. Its two sets of windows provide an ideal vantage point overlooking the garden. With wood laminate floor, omni-directional ceiling spotlights and power outlets.



PARKING

To the front of the property is driveway parking for three cars in a stone walled forecourt with metal front fence.

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: [///amber.tummy.grab](https://www.what3words.com/#!/amber.tummy.grab)

Google Plus Code: P657+3J2 Brighouse

For sat nav users the postcode is: HD6 2AX

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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