

MARSH & MARSH PROPERTIES

51 Lightcliffe Road, Brighouse, HD6 2DJ

£95,000



If you are a first time buyer or property investor then this property will certainly be of special interest. Situated in a well-connected location in Brighouse, this one bedroomed, corner terrace, property offers a fantastic opportunity to get on the housing ladder, or the perfect rental investment. The house is neatly presented and is offered with a bordering low-maintenance patio garden; the perfect place to sit out and relax as well as offering a charming kerb appeal. Owing to its corner position, the property also benefits from ample on-street parking. As soon as you arrive you will notice the fantastic opportunity this house presents.

Internally the property is offered in a modern décor and style, creating the potential to move in with little work required. A warm and welcoming feeling greets you as soon as you step inside and will immediately create the sense of home. With its well-presented living room, well-appointed kitchen (with under stairs utility space), generous bedroom and charming house bathroom.

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The property also benefits from being in the catchment area of a variety of good primary and secondary schools, all within walking distance. The property also boasts excellent transport links to the surrounding areas with both Brighouse bus and train stations within a short walking distance. The M62 motorway is also within a short drive, offering quick and easy access to both Bradford and Leeds.

Owing to the realistic asking price of the property, the well-presented internals and convenient location, an appointment to view is essential.

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

LIVING ROOM



A warm and inviting reception as you step into the property creating a charming first impression. The first thing you notice is the feature stove, on a stone hearth, with brick chimney breast and wooden mantelpiece, offering a charming central focal point for the whole room. With a carpeted floor, central light fitting, wall mounted light fittings, uPVC double glazed window to the front elevation and television access point.



To the rear of the living room is the

KITCHEN AREA



Neatly located at the rear of the living room is the kitchen area, a wall length set of work surfaces with over and under counter cupboards. With an integrated hob, integrated oven, space for a fridge/freezer, extractor, ceiling inset spotlights and splashbacks. A wooden door, opening into the under stairs area, offers access to the utility space with its laminated work surface, stainless steel sink, plumbing for a washing machine, storage space, uPVC double glazed window to the side elevation, central light fitting and extractor fan.



From the living room a wooden door opens onto carpeted stairs that leads up to the

LANDING

With a carpeted floor, uPVC double glazed window to the side elevation, single radiator and loft access hatch.

From the landing wooden doors open into the

BEDROOM



A spacious bedroom that offers ample room for a double bed along with additional furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and double radiator.



BATHROOM



A well laid out and presented house bathroom that makes excellent use of the space on offer to create a highly functional room. With its panel bath, over bath electric shower, glass splash guard, pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the front elevation, central light fitting, vinyl floor, splashback tiling and a stainless steel towel radiator.

GARDEN

A charming and low maintenance patio and decked garden that offers a charming place to sit out and relax on an evening. The property is close

to the local park offering additional external space, ideal for children and pets to play.



call on 01422 648 400.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

PARKING

Owing to the property's corner plot there is ample on-street parking available.

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: ///humid.pizza.chop

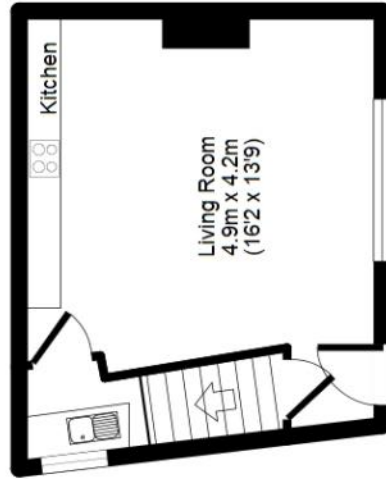
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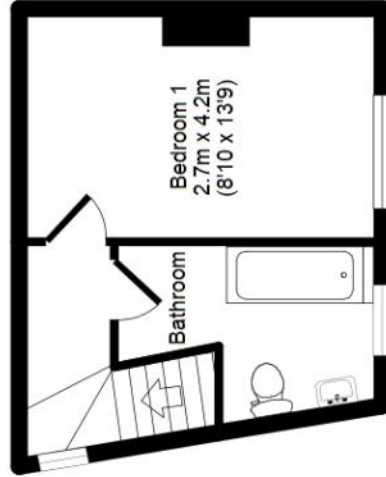
MORTGAGE ADVICE

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

51 Lightcliffe Road, Lightcliffe, HD6 2DJ



Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 42 sq. m / 451 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.

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