

# MARSH & MARSH PROPERTIES

*25 New Street, Clifton, HD6 4JY*

*£425,000*



This property has been with the current owners for 45 years and has been loved as a family home. It will certainly be of special interest for anyone looking for a beautifully presented property. From the moment you arrive its elevated nature creates an impressive frontage, with its driveway leading to the attached single garage that together offer ample parking for three cars. The house features an immaculately maintained lawned garden, to the front elevation, that certainly enhances the kerb appeal of the property. To the rear is a low-maintenance patio garden, ideal for sitting out and relaxing or having a barbeque. The property's position also affords stunning views across the valley that will impress and delight, overlooking Brighouse and the valleys beyond. From the moment you arrive you will see the special something this house has to offer.

When you step inside the property it continues to impress, being offered in a well-presented style throughout with its neutral colour scheme and offered in a beautifully-maintained condition, you can certainly see the love, care and attention this home has received. The house benefits from an entrance vestibule (with storage), large and open plan style living room that opens directly into a family dining room, well-appointed kitchen, three bedrooms (two with ample spaces for a double bed and fitted wardrobes) and a beautifully finished shower room.

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

*Tel: 01422 648 400*

*info@marshandmarsh.co.uk*

*www.marshandmarsh.co.uk*



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 property on offer that is bursting with ample features, an appointment to view is essential in order to fully appreciate this charming and well-presented family home.

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

### **PORCH**

An excellent addition to the property that offers a barrier from the external aspect to the internal. The porch features a set of fitted cupboards to one side that provides additional storage space for coats and shoes. With a carpeted floor, dado rail, central light fitting and alarm control point.

From the porch a wooden door opens into the

### **LIVING ROOM**



A large and open living room that offers the ideal family communal space. There is ample room for a three piece suite along with additional furniture. The fireplace, with granite heath and mantelpiece, creates the ideal central feature for the whole room. Its large uPVC double glazed window, to the front elevation, not only affords a charming

view but also bathes the whole room in natural light. With a central light fitting, wall mounted light fittings, under stairs cupboard offering additional storage space, double radiators, dado rail, cornice to ceiling and television access point.



From the living room a set of bi-folding wooden doors opens into the

### **DINING ROOM**

A spacious family dining room that offers ample space for a large dining table. Its bay uPVC double glazed windows also presents an ideal vantage point of the views beyond. With its carpeted floor, dado rail, central light fitting, wall mounted picture rail, light fitting, double radiator and cornice to ceiling.





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

## KITCHEN



A beautifully finished and good quality kitchen that offers a highly functional work space. Solid granite counters, to four sides, all feature over and under counter cupboards and drawers offering additional storage space. A uPVC double glazed door provides access to the rear elevation. With an integrated oven, integrated hob, stainless steel extractor hood, integrated microwave, uPVC double glazed window to the rear elevation, ceiling inset spotlights, tiled floor, granite splashguards, fitted fridge/freezer and a inset stainless steel sink with stainless steel mixer tap.

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



## LANDING



With a carpeted floor, uPVC double glazed window to the rear elevation, loft access hatch, central light fitting and dado rail.

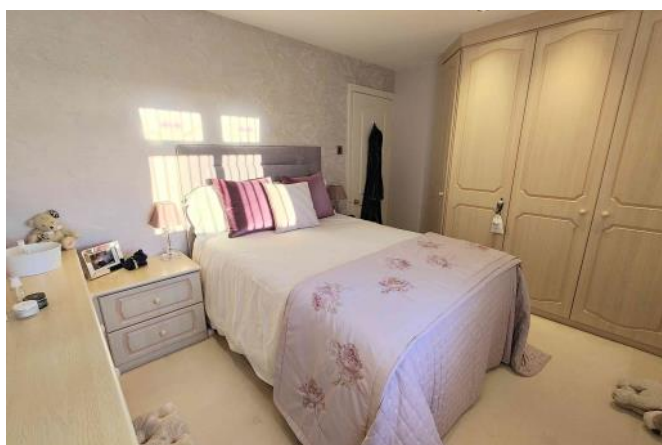
From the landing wooden doors open into

## BEDROOM 1



A charming master bedroom that affords the best views in the property over the valley from its uPVC double glazed window to the front elevation. The room benefits from ample storage space owing to a set of fitted wardrobes to one side of the room and a dressing table, featuring drawers, to the opposite side. The room presents ample space for a double bed. With a carpeted floor, double

radiator and numerous ceiling inset spotlights.



## BEDROOM 2



A similar sized bedroom to the master, again



offering space for a double bed along with additional bedroom furniture. The room also features a wall length set of fitted wardrobes along with a uPVC double glazed window to the front elevation, again making the most of the far reaching views. With a carpeted floor, single radiator and central light fitting.



### BEDROOM 3



A good sized third bedroom that is ideal for use as a guest bedroom, work from home office or multi-purpose room. A set of movable wardrobes to one corner offers a hidden office space. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and single radiator.

### SHOWER ROOM



A modern and impressive shower room that is presented with a modern style and decor and is well laid out, not only to make excellent use of the area on offer but also create a highly functional space. With a rainfall style walk in shower, close coupled toilet, vanity inset washbasin, corner cupboard unit, frosted uPVC double glazed window to the side elevation, towel radiator, tiled floor, tiled walls, ceiling inset spotlights and an extractor fan.

### GARDENS



At the front of the property is the beautifully presented lawned and walled garden with an



adornment of shrubs that certainly enhances the kerb appeal of the property and creates a charming impression from the moment you arrive. The front garden borders the steps that lead up to the front doorway.

A flagged pathway leads to the rear of the property



To the rear of the property is a multi-tier flagged patio garden that offers an ideal place to sit back and relax or to have a barbeque. A raised flowerbed, to the rear of the patio, offers a charming backdrop to the rear garden. An ideal place for someone wanting an easy to maintain garden whilst offering space to relax.



## PARKING & GARAGE



To the front of the property is a brick paved driveway offering private parking for up to three



cars.

An attached single garage offers an additional private parking space or additional storage. The garage has an access door to the rear and a uPVC double glazed window to the side elevation. The garage also houses the boiler.



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.

### LOCATION

What3words: ///belts.stove.wheels

Google Plus Code: P63P+8XF Brighthouse

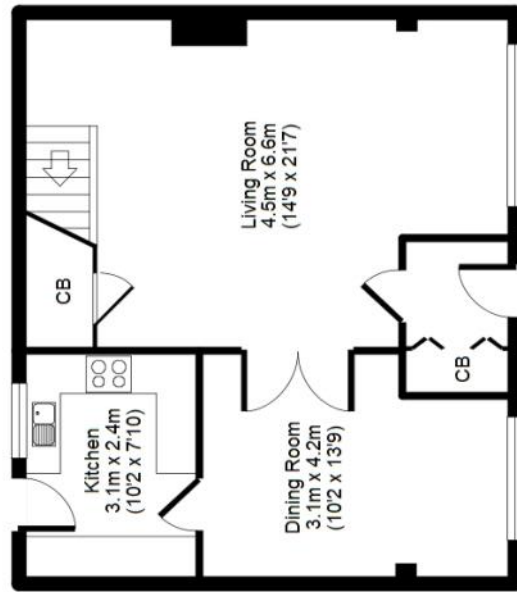
Post Code: HD6 4JY

### MORTGAGE ADVICE

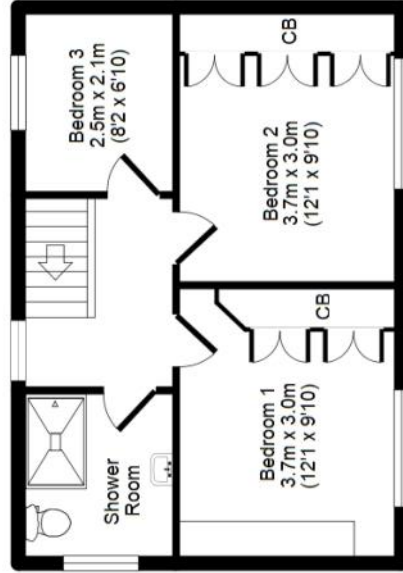
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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**25 New Street, Clifton, HD6 4JY**



Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 88 sq. m / 945 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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