

# MARSH & MARSH PROPERTIES

*Montana, 5 Dewhirst Road, Brighouse, HD6 4BA*

*£169,950*



A fantastic opportunity is presented by this two bedroomed, terraced, property; located on a quiet residential street, in a sought after location of Brighouse. The house is offered with the added advantage of being NO CHAIN. The house does require renovation and modernisation internally, offering someone the ideal opportunity to create something special. The house features a low-maintenance patio garden to the front elevation, raised from the roadside, which enhances the privacy and kerb appeal of the property. To the rear of the property is the large and long lawned and patio garden, an ideal space for children and pets to play in a secure setting.

Internally you will see that the house does require renovation which, in itself, offers the fantastic opportunity to modernise the house to your own tastes, either for re-sale or for your own bespoke home. With a generous living room, breakfast kitchen, two good sized bedrooms and house bathroom. Just step inside and you will certainly notice the fantastic potential on offer.

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

*Tel: 01422 648 400*

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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 fantastic opportunity this property presents, its large rear gardens and quiet residential location, all with the added advantage of NO CHAIN, an appointment to view is essential in order to fully appreciate everything on offer.

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

#### **HALLWAY**

A small entrance hallway with a carpeted floor, wall mounted coat hooks and a central light fitting.

From the hallway a wooden door opens into the

#### **LIVING ROOM**



A charming living room that features a gas fireplace, on a granite hearth and with tiled mantelpiece, offering a central feature for the room. With a carpeted floor, three wall mounted light fittings, cornice to ceiling, ceiling rose, uPVC double glazed window to the front elevation and television access point.



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

#### **BREAKFAST KITCHEN**



A spacious breakfast kitchen that could be turned into a highly functional space. The room has a large under stairs storage cupboard to one side of the room and a uPVC double glazed door to the



rear offers access to the garden. Another gas



fireplace, on a tiled hearth and mantel, sits to one side of the room. With a vinyl floor, laminated work surfaces, fitted cupboards, uPVC double glazed window to the rear elevation, central strip light, cooker unit, stainless steel sink with stainless steel taps and tiled splashbacks.

From the hallway carpeted stairs lead up to the

### LANDING

With a central light fitting and carpeted floor.

From the landing wooden doors open into

### BEDROOM 1



A generous master bedroom that features two sets of fitted cupboards offering plenty of storage space. The bedroom features two uPVC double glazed windows, to the front elevation, providing plenty of natural light. With a carpeted floor and central light fitting.



### BEDROOM 2



Another good sized bedroom with fitted cupboards, carpeted floor, uPVC double glazed windows to the rear elevation and central light fitting.

### BATHROOM



A well laid out house bathroom with a panel bath, pedestal washbasin, close coupled toilet, vinyl

floor, tiled splashbacks, over bath shower, central light fitting and frosted uPVC double glazed window to the rear elevation.



### GARDENS



To the front of the property is a low-maintenance patio and flowerbed garden, raised from the pavement to increase privacy and enhance the kerb appeal.

To the rear of the property is a long lawned garden. A fantastic place for children and pets to play or to have an area converted to sit out and relax.



### PARKING

To the front of the property is on street parking.

### GENERAL

The property has the benefit of all mains services, gas, electric and water.

### TO VIEW

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

### LOCATION

What3words: [///curl.books.yards](#)

Google Plus Code: P658+QV7 Brighouse

For sat nav users the postcode is: HD6 4BA

### MORTGAGE ADVICE

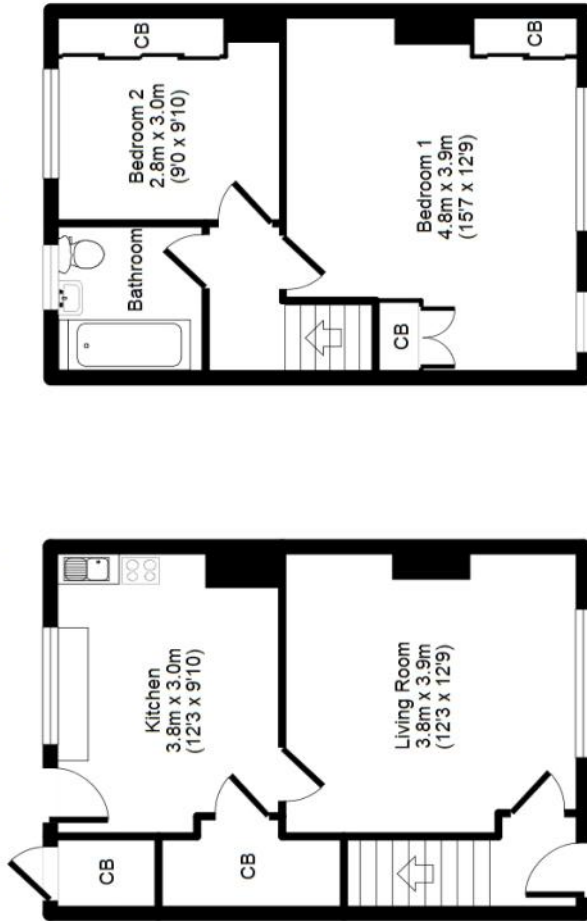
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

Whilst every endeavour is made to ensure the 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.



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APPROX GROSS INTERNAL FLOOR AREA: 66 sq. m / 705 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.

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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