

MARSH & MARSH PROPERTIES

15 Mayfield Grove, Bailiff Bridge, HD6 4EE

£195,000



If you are a growing family, first time buyer or anyone looking for that special something, this will be the house for you. A beautifully presented, three bedroomed, end-of-terrace, property; situated on a quiet and charming residential street, in the well-regarded Bailiff Bridge village. The house is also offered with the added advantage of being with NO CHAIN. The property offers ample parking for two cars, on a flagged driveway, to the front elevation that borders the pebbled front garden that not only enhances kerb appeal but increases the property's privacy. To the rear of the property is a well maintained patio and lawned garden that also features a garden shed, an ideal place to sit back and relax or to have a barbeque.

Internally the property is well presented with a neutral style and décor throughout. With a spacious living room, well-appointed dining kitchen, three bedrooms and house bathroom. Just step inside and you will immediately notice the fantastic potential on offer with this property; ripe to put your own stamp onto.

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

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This property benefits from excellent transport connections to the local area in addition to having plenty of small local shops within walking distance. Brighouse train station is just a short drive away, offering cross Pennine connections and access to the Grand Central train service to London, as well as the M62 motorway being a quick 5-minute drive providing easy access to the major cities of Leeds, Manchester and Bradford. The property is also within the catchment area of both good primary and secondary schools.

Owing to the fantastic potential on offer with this property, its sought-after residential location and front and rear gardens, all offered with the added advantage of being with NO CHAIN, an appointment to view is essential.

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

HALLWAY

A welcoming entrance hall that creates a charming first impression as you step inside the property. With a uPVC double glazed window to the front elevation, central light fitting, single radiator and carpeted floor.

From the hallway a wooden door opens into the

LIVING ROOM



A spacious, light and bright living room that offers ample space for a three piece suite along with additional furniture. An electric fireplace, on a granite hearth and with a wooden mantelpiece, creates a charming central feature for the whole room. Additional storage space is provided by a set of alcove inset shelving. With a solid wooden floor, uPVC double glazed window to the front

elevation, central light fitting, wall mounted light fittings, single radiator and a television access point.



From the living room a wooden door opens into the

DINING KITCHEN

A well laid out dining kitchen that offers space to one side for a family dining table. The room also has a set of sliding uPVC double glazed doors that offer access to the rear garden. The kitchen area features a "U" shaped set of laminated work surfaces with over or under counter cupboards and drawers. With a cooker unit, uPVC double glazed window to the rear elevation, under stairs

storage cupboard, central light fitting, under cupboard lighting, vinyl flooring, tiled splashbacks, plumbing for a washing machine, single radiator and an inset sink with mixer tap.



From the hallway carpeted stairs lead up to the

LANDING

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

From the landing wooden doors open into

BEDROOM 1



A spacious master bedroom that offers plenty of space for a king sized bed. The room has a set of fitted wardrobes to one side offering plenty of storage as well as a fitted dressing table. With a carpeted floor, central light fitting, uPVC double

glazed window to the front elevation and a single radiator.



BEDROOM 2



A generous second bedroom that offers space for a double bed as well as also offering additional storage space with the wall length set of cupboards. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and a single radiator.

BEDROOM 3



An ideal work from home office space, guest room or child's bedroom. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation, bulkhead cupboard and a single radiator.

BATHROOM



A well laid out house bathroom that features a panel bath, over bath shower, splashguard, vanity inset washbasin, close coupled toilet, single radiator, frosted uPVC double glazed window to the rear elevation, ceiling inset spotlights, tiled floor, tiled splashbacks and an extractor fan.

GARDEN

At the front of the property is a well maintained pebbled garden that borders the front driveway and access path to the side of the property.



At the rear is a well-maintained patio and lawned garden (that also houses a shed); the ideal place to sit out and relax or for a barbeque.



PARKING

To the front of the property is a flagged driveway that offers two parking spaces.

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: ///basin.straw.bumps

Google Plus Code: P6HF+3GJ Brighouse

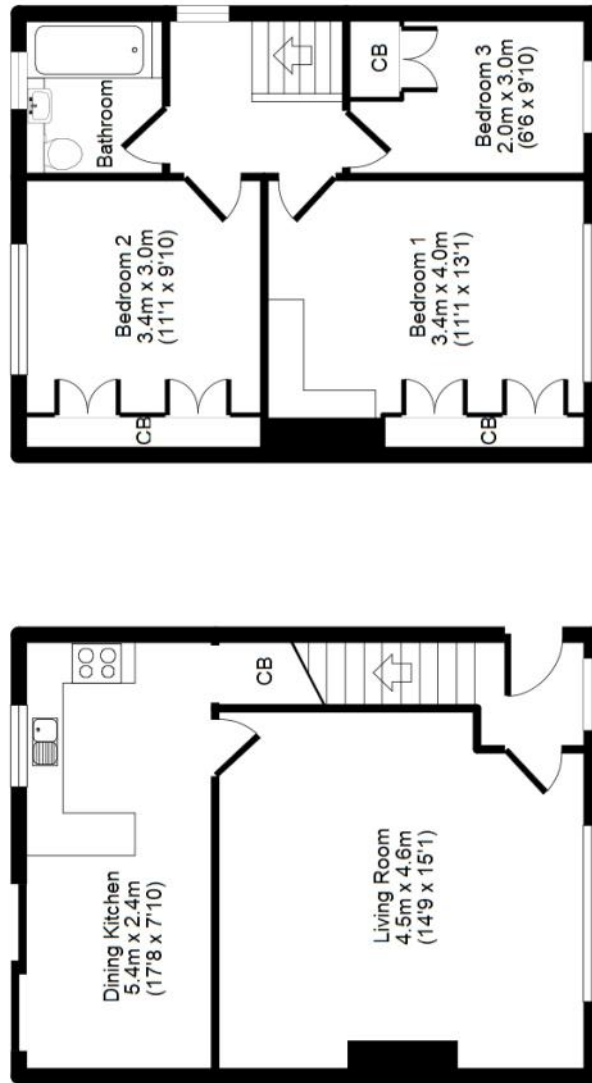
For sat nav users the postcode is: HD6 4EE

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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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 76 sq. m / 813 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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