

MARSH & MARSH PROPERTIES

39 High Street, Brighouse, HD6 1DE

£425,000



An imposing and impressive, stone built, terraced property, situated on a highly regarded street in Brighouse, close to the town centre and within easy reach of all local amenities. This five bedroomed property features a lower ground floor annex that is perfect for a teenager, elderly relative or even could potentially be used as an Air BnB. The property benefits from a south facing rear garden, with patio seating areas and lawn, all fully enclosed, offering an ideal place to sit out and relax or have a barbeque. To the front of the property there is permit on street parking.

Internally, the property has a very generous amount of space, with feature high ceilings and original features that will impress and delight. If you are looking for an ideal family home, this will be the perfect property for you. With its large and open hallway, spacious living room, generous dining room, well-appointed kitchen, four double bedrooms (over 2 floors), house bathroom, house shower room and WC. To the lower ground floor is a self-contained annex that has its own living room and kitchen, double bedroom and en-suite shower room.

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The property also benefits from being within easy walking distance of a variety of good primary and secondary schools. It is also ideally located to make the most of the excellent transport links in the vicinity; with the M62 just 10 minutes' drive away, offering cross Pennine connections, as well as quick routes to both Leeds and Bradford. Also Brighouse train station is 10 minutes' walk away presenting easy access to the local towns and cities, as well as the Grand Central train service to London.

Owing to the features on offer, including its large internal aspect, highly sought after residential location and annex, this property certainly requires further investigation in order to be fully appreciated.

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

HALLWAY

A large and long entrance hallway that grants the ideal reception into the property with a wooden floor, central light fitting, stained glass panels, original arch works and dado rail.

From the hallway a wooden door opens into the

LIVING ROOM



A fantastic family communal space; the living room is light, bright and open, bathed in natural light owing to the bay windows, to the front elevation, that display original stained glass. A gas fire, on a granite hearth and with wooden mantelpiece, offers an ideal central feature for the whole room. There is ample space for a three piece suite along with additional furniture. With a wooden floor, cornice to ceiling, picture rail, central light fitting and a double radiator.



From the hallway a wooden door opens into the

DINING ROOM





Another light and bright space, the dining room has plenty of room for a large family dining table, creating the ideal space for family meals or to entertain. The dining room features an open fireplace, with its tiled hearth and wooden mantelpiece, offering a real charming feature. With a wooden floor, cornice to ceiling, picture rail, central light fitting, double radiator and a large set of windows overlooking the gardens to the rear elevation.

Accessed from either the dining room via an opening or a wooden door from the hallway is the

KITCHEN



A well-appointed kitchen that features granite

work surfaces to either side of the room. The kitchen provides access to the rear elevation via a set of uPVC double glazed French doors that also provide ample natural light. With a feature solid stone floor, tiled splashbacks, range style cooker unit, extractor hood, plumbing for a washing machine, integrated dishwasher, ceiling inset spotlights, space for a fridge/freezer and an inset porcelain sink with stainless steel mixer tap.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, central light fitting and cornice to ceiling.

From the landing wooden doors open into

BEDROOM 1



A generous master bedroom that has plenty of space for a king sized bed along with additional bedroom furniture. The master bedroom benefits from two fitted wardrobes to either side of the chimney breast. A cast iron fireplace creates an ideal central feature for the bedroom. With a carpeted floor, single radiator, window to the front elevation, central light fitting and cornice.

BEDROOM 2



A spacious second bedroom that again benefits from room for a king sized bed and is presented with an original cast iron fireplace. With a carpeted floor, window to the rear elevation, central light fitting and cornice to ceiling.

BEDROOM 3



Currently utilised as a sitting room/snug, bedroom 3 offers ample space for a double bed. With a carpeted floor, window to the rear elevation, single radiator, cornice to ceiling and central light fitting.



BATHROOM



A neatly laid-out house bathroom that features a corner panel bath, close coupled toilet, pedestal washbasin, vinyl flooring, omni-directional ceiling spotlights, skylight, tiled splashbacks, stainless steel towel radiator and an extractor fan.

SHOWER ROOM



Offering additional facilities, ideal for a busy family household, is the shower room. Neatly presented with a modern style and décor; the room features a shower cubicle, electric shower, vanity inset washbasin, tiled floor, tiled walls, wall mounted light fittings, omni-directional ceiling spotlights and a window to the front elevation.



WC

A separate WC again offering plenty of additional facilities, with a low flush toilet, window to the rear elevation, central light fitting and washbasin.

From the landing a carpeted staircase leads up to the

UPPER LANDING



A short upper landing, offering access into the roof space as well as a small storage area at the top. With a carpeted floor and skylight.

From the upper landing a wooden door opens into

BEDROOM 4



Nestled at the top of the property, ideal for a teenager or guest room, is bedroom number four. A charming and cosy space offering plenty of room for a double bed and also benefitting from a feature cast iron fireplace. With a wooden floor, window to the rear elevation, wall mounted light fittings and inset cupboard storage space.

From the hallway a wooden door opens onto stairs that leads down to the lower ground floor hallway. A long space that offers ample additional storage. The lower hallway offers access into the

ANNEX

An ideal addition to the property, offering a perfect place for a work from home office, guest area or the perfect location for an elderly relative or older child wanting their own private space. The annex offers access to the rear garden and is a fully self-contained unit.

From the lower hallway a wooden door opens into the

ANNEX LIVING ROOM/KITCHEN



A living room, dining room and kitchen all combined, this space is a perfect multi use room that has been well converted to accommodate as

needed. A uPVC double glazed door offers access to stone steps that lead up to the rear garden as well as views from a window. A corner laminated work surface, with over and under cupboards and an inset stainless steel sink with mixer tap creates a small kitchen area. With a solid stone floor, ceiling inset spotlights and tiled splashbacks.



From the living room a set of double doors opens into the

ANNEX BEDROOM



A spacious bedroom, offering plenty of room for a double bed along with additional bedroom furniture. To the rear corner a wooden door opens into an additional storage area that used to

be the coal cellar. With a carpeted floor, ceiling inset spotlights and emergency exit window to the front elevation.

To the rear of the bedroom a wooden door opens into its

ANNEX EN-SUITE

A well laid out en-suite shower room with an alcove inset shower cubicle, low flush toilet, vanity inset washbasin, ceiling inset spotlights, tiled splashbacks and an extractor fan.

GARDENS



A well laid out garden space that benefits from two patio seating areas; ideal for sitting out and

relaxing or for a barbeque. A fully enclosed lawned area offers a charming space for children or pets to play. A gated ginnel offers direct access to the front of the property (ideal for private access to the annex).



PARKING

The property features permit on-street parking to the front elevation.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of gas central heating.

TO VIEW

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

LOCATION

What3words: [///jolly.spray.cheek](#)

Google Plus Code: P639+GCH Brighthouse

For sat nav users the postcode is: HD6 1DE

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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APPROX GROSS INTERNAL FLOOR AREA: 173 sq. m / 1864 sq. ft

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