

# MARSH & MARSH PROPERTIES

*4 Blackburn Buildings, Brighouse, HD6 1QL*

*£80,000*



A well-presented and modern home, perfect for any first-time buyer or property investing landlord looking for a smartly presented property in a well-connected location. The property is offered with the added advantage of being NO CHAIN. There is on-street parking located at the front of the property in the private forecourt. To the front of the property there is a communal garden that is for the use of all residents of Blackburn Buildings.

Internally, the property is well presented with a modern and neutral décor. With its well laid-out living room & kitchen area, generous bedroom that offers space for a double bed, well-presented house bathroom and vaulted ceiling storage cellar.

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

*Tel: 01422 648 400*

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There are fantastic transport connections with the M62 motorway being within a 5-minute drive, as well as Brighouse train station also just a 5-minute drive with its excellent train connections and access to the Grand Central train service to London.

Owing to the fantastic features on offer with this property, all offered with the added advantage of being with NO CHAIN, an appointment to view is essential.

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

### **LIVING ROOM & KITCHEN**



The open-plan living room and kitchen area is a welcoming reception as you step into the property. This modern, open plan style, living area offers space for a sofa and television. To two sides of the room are laminated work surfaces, with under counter storage cupboards. Its uPVC double glazed window provides plenty of natural light. With its integrated oven, integrated hob, plumbing for a washing machine, space for a fridge/freezer, single radiator, laminate floor, central light fitting and an inset 1 ½ stainless steel

sink with stainless steel mixer tap.



From the living room a wooden door opens onto a rear staircase that leads up to the

### **LANDING**

With a central light fitting and carpeted floor.

From the landing wooden doors open into the

### **BEDROOM**



The bedroom offers a charming outlook via its uPVC double glazed windows onto the central communal garden. With a carpeted floor, single radiator and central light fitting.



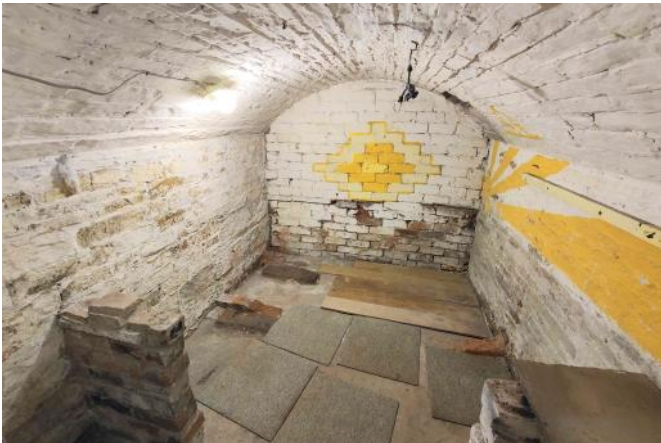
## BATHROOM



A well laid out house bathroom that is offered with a panel bath, over bath shower, pedestal washbasin, close coupled toilet, tiled floors, tiled splashbacks, frosted uPVC double glazed window to the front elevation, central light fitting and a single radiator.

From the kitchen a wooden door opens onto stone stairs that lead down to the

## CELLAR



A well-presented vaulted and dry cellar that features stone shelving and a central light fitting.

## COMMUNAL GARDEN



To the front of the property is a large communal garden for the use of the residents of Blackburn Buildings. The communal garden offers seating space, flowerbeds and clothes drying areas.

## PARKING

To the front of the property, and the local vicinity, there is on-street parking.

## GENERAL

The property has the benefit of mains services, electric, gas 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

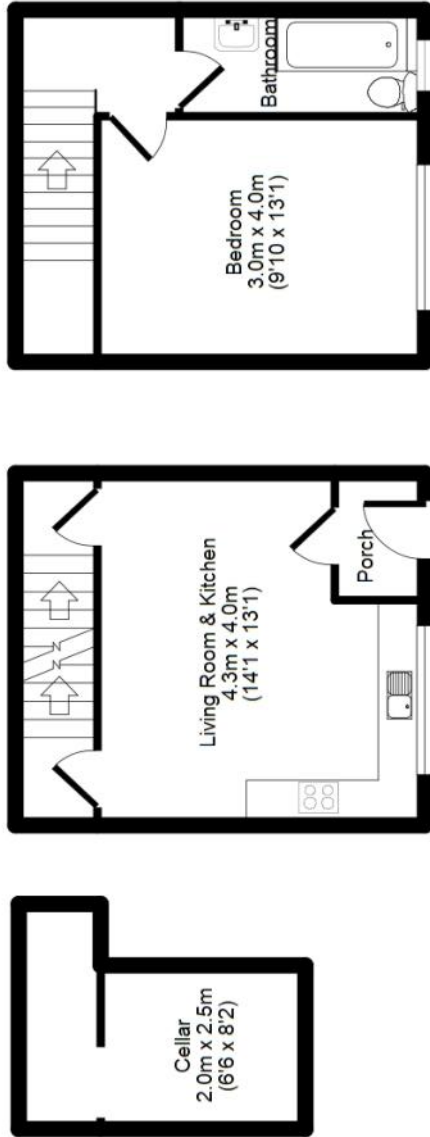
What3words: [///punchy.member.woes](#)  
Google Plus Code: P62G+HQW Brighthouse  
For sat nav users the postcode is: HD6 1QL

## 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.

## 4 Blackburn Buildings, Brighouse, HD6 1QL



First Floor

Ground Floor

APPROX GROSS INTERNAL FLOOR AREA: 51 sq. m / 546 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.

(c) Marsh & Marsh Properties

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