

MARSH & MARSH PROPERTIES

20 Newlands Close, Woodhouse, HD6 3RJ

£199,950



A charming and well situated end of terrace, stone built property that would be of special interest to a first time buyer, property investing landlord or a small family. The property is located at the end of a small cul-de-sac in a highly sought after residential location, just a "stone's throw" from Brighouse town centre. From the front aspect this house benefits from far reaching views over to Clifton and to the rear is a well maintained landscaped garden and decking area, in a peaceful setting, presenting the perfect getaway on a sunny day.

From the front of the property the small shrub garden, with sweeping banking steps leading up to the front door, give this house excellent curb appeal. To the side of the property is a garage with driveway parking running down to the roadside. The garage has been expertly converted to function as a work from home office. With on street parking to the front of the property and extra guest parking in the cul-de-sac. Parking is in plentiful supply.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

Internally the property is well presented and has had tasteful cosmetic improvements and alterations by the current owner creating a property in a ready to move in state. With two bedrooms, family bathroom, dining kitchen and living room, all in good decorative order. The property also benefits from being within close proximity to the local outstanding primary and good secondary schools, as well as Brighouse train station and the M62 motorway with cross Pennine connections.

Owing to the condition of the property, south facing garden, popular residential location, proximity to Brighouse and the local amenities an early appointment to view is encouraged to avoid missing out on this rare opportunity.

From the driveway a series of stone steps with metal handrail leads up to the front, wood effect uPVC, double glazed front door that opens into the

LIVING ROOM



A sizable and open living room kept light and bright due to the wood effect uPVC double glazed windows with Georgian bar to the front elevation and the central light fitting. A natural central

feature is created by the gas fireplace with marble hearth, stainless steel back plate and solid wood mantelpiece. The room can also be heated via the wall mounted feature, designer radiator and single radiator. The stairs create a separate space that is currently used as storage space. With cornice to ceiling, TV access point, and fully carpeted throughout.



From the living room an opening leads into the

DINING KITCHEN



An immaculately presented kitchen, beautifully presented and maintained that is brightly lit via the two central light fittings, as well as the uPVC double glazed window to the rear elevation and

the wood effect uPVC double glazed French doors that offer access into the rear garden. The French doors create a natural flow from the internal aspect into the garden and provide a beautiful view from the kitchen's dining area. With bespoke designer radiator, tiled floors to the kitchen, fitted hob, extractor hood, fitted oven, laminated work surfaces, glass splashback, plumbing for a washing machine and a fitted Bosch fridge freezer unit.



From the living room a series of carpeted stairs with feature glass panel guard leads up to the

LANDING

A fully carpeted landing with central light fitting.

From the landing wood panel doors open into

BEDROOM 1

A large master bedroom with ample space for a double bed. The room is kept light and bright owing to the large set of uPVC double glazed windows to the front elevation as well as the central light fitting. There is a complementing colour scheme throughout making use of neutral tones, creating a calming ambiance. With single radiator, fully carpeted and cornice to ceiling.



BEDROOM 2

The second bedroom is perfect for a child or as office space. The uPVC double glazed window overlooks the garden to the rear as well as

capturing the sun from the southern aspect. With carpeted floors, central light fitting and single radiator.



coupled toilet, tiled walls to ceiling, vinyl flooring, extractor fan and towel radiator.

GARDENS



BATHROOM



A beautifully presented bathroom making excellent use of the space available, creating a light and bright environment. Lit via a set of ceiling mounted spotlights and a frosted uPVC double glazed window to the rear elevation. The bathroom has ample storage space with counter inset cupboards under the inset washbasin and above the WC cistern. There is a matching and complementing colour scheme throughout creating an aesthetically pleasing design. With panel bath, over bath shower, splashguard, close



To the rear of the property is a beautifully landscaped garden that has been immaculately maintained. From the rear side of the house is a large decking area that captures the sun from its south facing aspect, perfect for sitting out and enjoying the sun or a barbecue. Following from the decking is a well-designed shrub garden with stone flag steps leading to the rear of the garden. Running down the whole right hand side is a flagged pathway with bordering bushes, creating a private picturesque space.



To the right hand side of the property is a small shrub plantation area with stone flags. The pathway runs alongside, linking the back to the front aspect of the property.

To the front of the property, bordering the steps leading to the front door, is a small shrub and flower garden, increasing this charming property's curb appeal. A simple to maintain and welcoming front aspect.

GARDEN OFFICE



The conversion of the garage into a multi-purpose space offers the ideal area for a work from home office, home gym or hobby room. The room features a vinyl floor, ceiling inset spotlights,

power outlets and uPVC double glazed French doors to the side elevation.

PARKING

To the front of the property there is driveway parking. At the base of the front garden (at the top of the cul-de-sac) there is on street parking for an extra car and an extra shared parking bay for visitors.

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:

Google Plus Code:

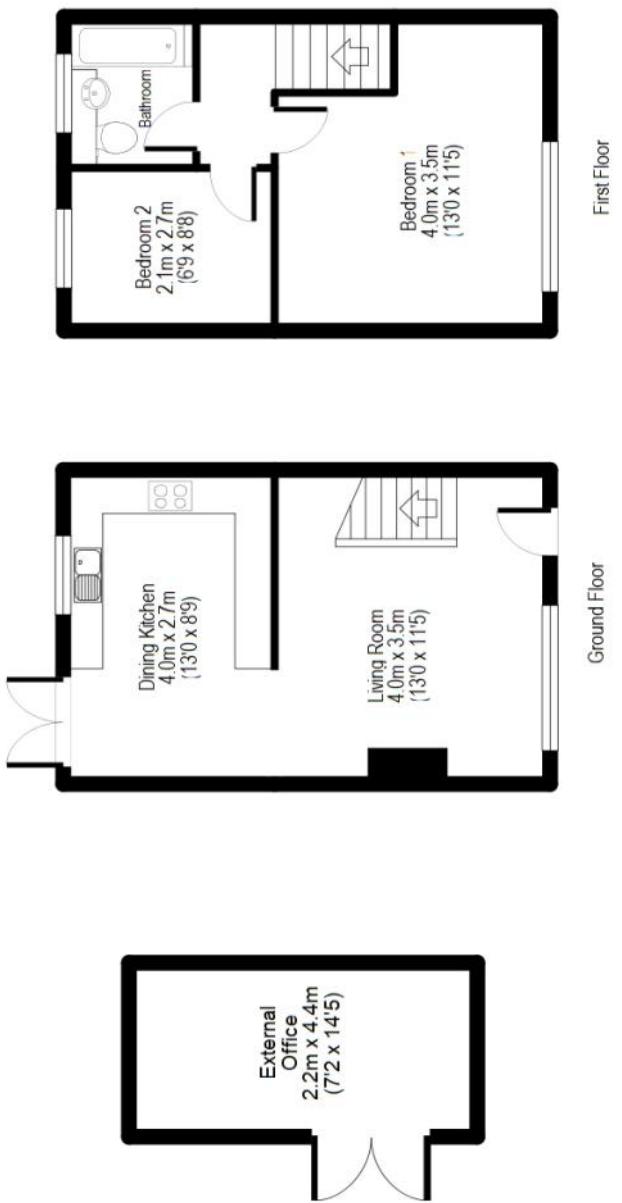
For sat nav users the postcode is: HD6 3RJ

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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For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.
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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.
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