

MARSH & MARSH PROPERTIES

9 Larkfield Court, Brighouse, HD6 1AW

£295,000



The ideal family home, situated on a highly sought after residential estate, in a charming and sought after area of Brighouse. This three bedroomed, townhouse style property is presented in good and modern condition and is ideal for any growing family, professional couple or for anyone looking for something special. The house benefits from driveway parking for a car to the front elevation with an additional secure parking space in the integral garage. To the rear of the property is a well-presented private garden, featuring a patio seating area and lawned section that offers a charming outlook. The rear of the property overlooks allotments and playing fields, therefore, creating a charming backdrop to this house.

Internally the property is in a good and modern condition, presenting the ideal opportunity for any prospective buyer to move in with little to no work required. The décor throughout is a light, bright and modern style that will suit most tastes. All rooms are a generous size with a fantastic amount of potential. With three bedrooms (one with en-suite), house bathroom, spacious warm and welcoming living room, well-appointed dining kitchen, utility room and ground floor shower room.

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

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Owing to its location, the property offers easy access to the fantastic transport connections in the local area. The M62 is only 5 minutes' drive away, offering cross Pennine connections as well as quick access to Leeds and Bradford and is also just 2 minutes' drive from Brighouse town centre with its excellent local amenities. Also, Brighouse train and bus stations offer connections to the local area. Brighouse station also has access to the Grand Central train service to London. This property is also within the catchment areas of both good primary and secondary schools.

Owing to the whole host of fantastic features this property has to offer, its highly sought after location and ample space, an internal inspection is essential in order to fully appreciate this charming family home.

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

HALLWAY

A charming and well-presented reception to the property, the hallway is light and bright and in a neutral colour scheme. With a wood laminate floor, two omni-directional light fittings, single radiator, alarm control panel and a storage cupboard.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor and central light fitting.

From the landing a set of double doors opens into the

LIVING ROOM



A warm and welcoming living room that offers a large amount of space, ideal for a three piece suite along with additional furniture. The two uPVC double glazed windows, bathe the whole room in natural light creating a bright space. An electric fireplace, on a granite hearth and with wooden mantelpiece, creates a fantastic central feature for the whole room. With a carpeted floor, single radiator, double radiator, two central light fittings, cornice to ceiling and a television access point.



From the landing a wooden door opens into the

DINING KITCHEN

A generous and well-presented dining kitchen that offers ample work space owing to the laminated

“U” shaped work surfaces, all with over or under counter cupboards and drawers, to one side of the room and then with ample space for a large family dining table to the other. With two uPVC double glazed windows to the rear elevation, ceiling inset spotlights, over table down light, integrated hob, integrated oven, stainless steel extractor hood, single radiator, space for a fridge/freezer and a 1 ½ stainless steel sink with stainless steel mixer tap.



From the landing a carpeted staircase leads up to the

UPPER LANDING

With a carpeted floor and central light fitting.

From the upper landing a wooden door opens into

BEDROOM 1



A spacious master bedroom that offers ample space for a king sized bed along with additional bedroom furniture. To two sides of the room are a set of fitted wardrobes offering plenty of additional storage space. With a single radiator, central light fitting, carpeted floor and a uPVC double glazed window to the front elevation.

From bedroom 1 a wooden door opens into its

EN-SUITE

A well laid out en-suite shower room that features a walk in shower, pedestal washbasin, close

coupled toilet, vinyl flooring, splashback tiling, single radiator, extractor fan and ceiling inset spotlights.



From the upper landing wooden doors open into

BEDROOM 2



Another spacious bedroom that again offers space for a king sized bed along with additional bedroom furniture. With a single radiator, central light fitting, carpeted floor and a uPVC double glazed window to the rear elevation.

BATHROOM



A neatly presented and laid out house bathroom with a panel bath, over bath shower, pedestal washbasin, close coupled toilet, carpeted floor, tiled splashbacks, single radiator, central light fitting and extractor fan.

On the ground floor of the property from the hallway wooden doors open into

BEDROOM 3



A charming bedroom on the ground floor, nestled away from the main areas of the property offering an element of additional privacy. With a carpeted floor, central light fitting and uPVC double glazed window to the rear elevation.

UTILITY ROOM

An excellent addition to the property offering further work space, nestled out of the way and also offering access to the rear garden via its composite door. With a wood laminate floor, single radiator, laminated work surface, under counter cupboards and drawers, plumbing for a washing machine, space for a dryer, extractor fan, ceiling inset spotlights, tiled splashbacks and a 1 ½ stainless steel sink with stainless steel mixer tap.

SHOWER ROOM

Another fantastic addition to the property offering ground floor facilities, ideal for access from the third bedroom. The shower room features an alcove inset shower cubicle, pedestal washbasin, close coupled toilet, vinyl floor, tiled splashbacks, ceiling inset spotlights, single radiator and an extractor fan.

GARDEN



The beautifully presented rear gardens offer the ideal place to sit back and relax, enjoy the sun or for a barbeque; fully enclosed offering a secure space for children and pets to play owing to its fences to all sides. To the rear of the garden are allotments and playing fields offering the ideal backdrop to the property. The gardens consist of a patio seating area and lawned areas.

GARAGE & PARKING



An integral single garage offers an additional secure parking space or perfect for storage or a workshop. The garage has an integral access door into the ground floor hallway.

To the front of the property there is a driveway parking area for a car.

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: [///donor.help.crust](https://www.what3words.com/#!/donor.help.crust)

Google Plus Code: P638+X7W Brighouse

For sat nav users the postcode is: HD6 1AW

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: 123 sq. m / 1322 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. 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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