

# MARSH & MARSH PROPERTIES

*25 Ripley Street, Lightcliffe, HX3 8UA*

*£169,950*



This two bedroomed, back-to-back, terraced, property offers a unique and fantastic opportunity; situated on Ripley Street, in the sought after Lightcliffe village. Positioned on a quiet street towards the rear end. The property boasts stunning, far-reaching views over fields and the valley beyond that offers a truly picturesque backdrop, a perfect view to wake up to. The property features a patio seating space, enclosed by stone wall, at the front elevation, that not only offers a kerb appeal but the perfect place to sit out and relax. Opposite the property there is potential for parking a car.

Internally the property offers a good amount of space throughout that could be moved into with little work required or developed to your own taste to create your own special home. With its open and spacious living room, dining kitchen, two bedrooms, house bathroom and storage cellar.

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The property enjoys peaceful surroundings whilst remaining well connected to the local area. The M62 motorway is only a 10-minute drive, providing quick links to the major cities of Leeds, Bradford and Manchester. Brighouse town centre is just a quick 5 minutes' drive providing access to its fantastic shops and services. Brighouse train station offers excellent rail links to the surrounding area including the Grand Central train service. The property lies within easy walking distance of good primary and secondary schools.

Owing to the fantastic potential on offer with this property, including the beautiful outlook, internal potential an appointment to view is essential in order to fully appreciate everything on offer.

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

### **PORCH**

An ideal reception to the property that offers an ideal place for coats and shoes whilst offering a barrier from the external aspect to the internal. The porch features wall mounted coat hooks, tiled floor and a central light fitting.

From the porch a wooden door opens into the

### **LIVING ROOM**



An open and spacious living room that offers plenty of space for a three piece suite along with additional living room furniture. An electric fire, mounted onto the chimney breast in a modern style, offers a charming feature for the whole room, as well as with a recess into the chimney breast creating a media wall style space. With a carpeted floor, central light fitting, double radiator and television access point.

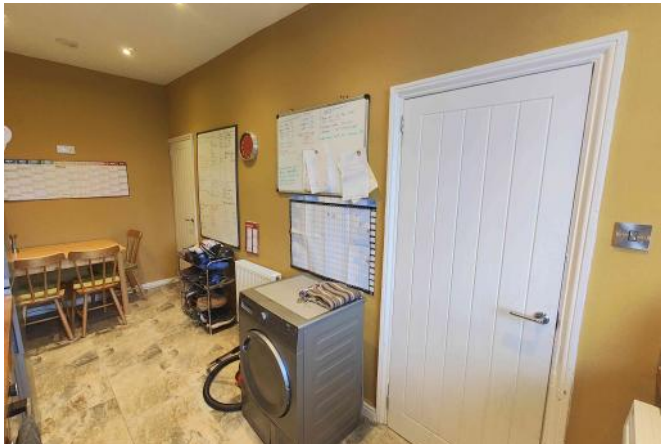


From the living room a wooden door opens into the

### **DINING KITCHEN**







access hatch.

From the landing wooden doors open into

### BEDROOM 1



A generous double bedroom that benefits from a fitted bulk head cupboard offering a large amount of storage space. A uPVC double glazed window, to the front elevation, offers a fantastic view overlooking the fields beyond. With a carpeted floor, central light fitting and a double radiator.



A charming and spacious kitchen, featuring laminated work surfaces to two sides of the room, all with over or under counter cupboards and drawers. To the far end of the room there is space for a family dining table. With an integrated hob, stainless steel extractor hood, integrated oven, tiled floor, tiled splashbacks, uPVC double glazed window to the front elevation, plumbing for a washing machine, ceiling inset spotlights and a stainless steel sink with stainless steel mixer tap.

From the rear of the living room a wooden door opens onto carpeted stairs that lead up to the

### LANDING

With a carpeted floor, central light fitting and loft

### BEDROOM 2



A large and long second bedroom that could accommodate a double bed. With a carpeted floor, central light fitting uPVC double glazed



window to the front elevation and single radiator.

### BATHROOM



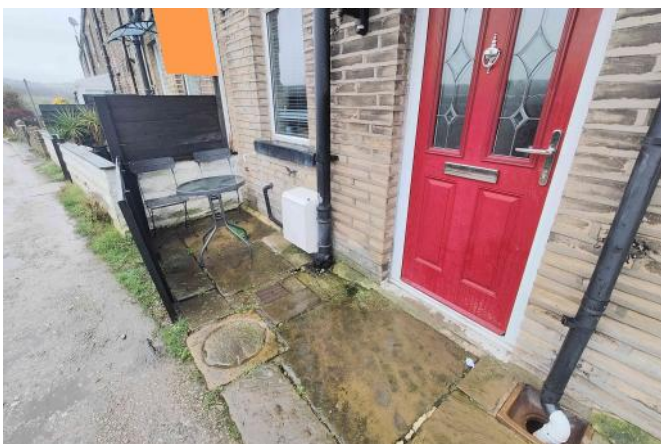
A beautifully presented and well laid out house bathroom that makes excellent use of the space on offer. With a panel bath, over bath shower, glass splash guard, vanity inset washbasin, close coupled toilet, stainless steel towel radiator, tiled walls, central light fitting, wood laminate floor, extractor fan and a frosted uPVC double glazed window to the front elevation.

From the kitchen a wooden door opens onto stone steps leading down to the

### CELLAR

An ideal storage space for the property.

### GARDEN



To the front of the property is a small enclosed patio garden, ideal to sit out and relax whilst enjoying the far reaching views.

### PARKING

To the front there is potential to park a car.

### GENERAL

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

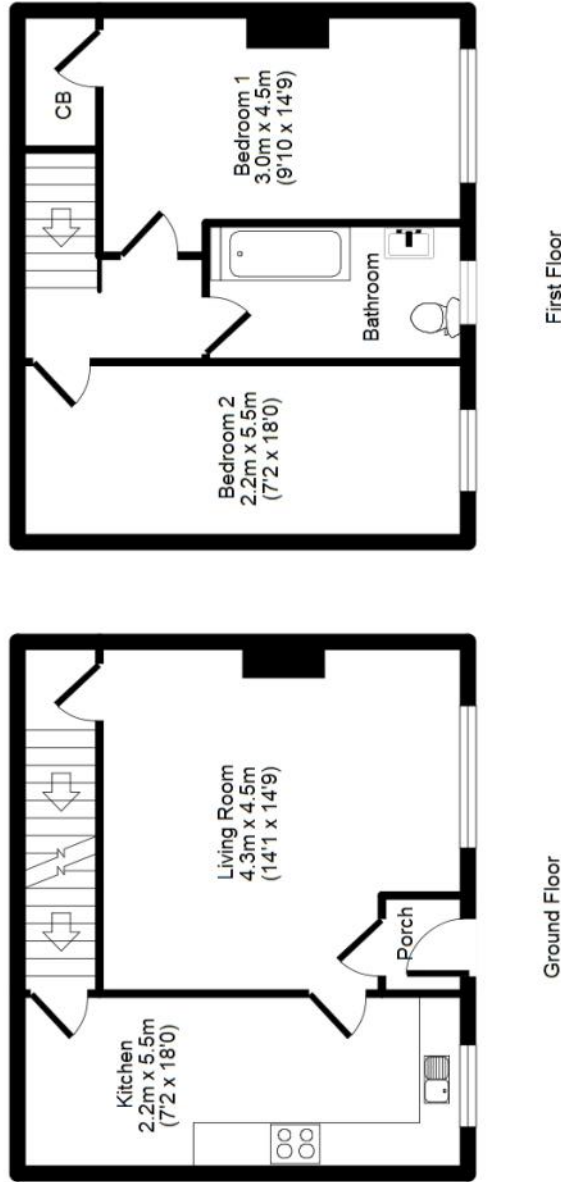
### TO VIEW

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

### LOCATION



## 25 Ripley Street, Lightcliffe, HX3 8UA



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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