

MARSH & MARSH PROPERTIES

53 Prospect Way, Bailiff Bridge, HD6 4FF

£450,000



If you are looking for a smart, well-presented and welcoming family home, look no further than this charming, four bedroomed, detached, property. Located on a quiet and peaceful residential street, in a sought after housing complex in the Bailiff Bridge village. A modern styled property that will impress and delight from the moment you arrive, especially with its front lawned garden, bordering the two car driveway, to the front elevation, that leads down to the integral garage. To the rear of the property is a beautifully finished lawned and patio garden, fully enclosed and with a west facing orientation that receives ample sunlight well into the evening, offering the perfect place to sit back and relax.

Internally the property will continue to impress, being offered in good condition throughout with a modern style and décor that offers the opportunity to move in with little to no work required. The house has a charming feel and natural flow that will certainly lend itself to busy modern family life. With an open ground floor entrance hallway, spacious living room, warm and inviting dining room, dedicated work from home office space, well-appointed kitchen, large and bright conservatory, ground floor WC, four double bedrooms (two with en-suite) and house bathroom.

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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 10 minutes' drive away, offering cross Pennine connections as well as quick access to Leeds and Bradford and is also just 5 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 fantastic nature of this property, its spacious internals, front and rear gardens in addition to the modern and well-presented internal aspect, an appointment to view is essential.

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

HALLWAY

A wide and open entrance hallway that offers the perfect reception from the moment you step inside the property, offering ample space for coats and shoes with its fitted storage cupboard to one side. With a wood laminate floor, double radiator and two sets of omni-directional ceiling spotlights.

From the hallway wooden doors open into the

LIVING ROOM



Situated to the rear of the property the living room enjoys views overlooking the rear garden via its uPVC double glazed windows and uPVC double glazed French doors. The room offers ample space for a three piece suite along with additional furniture. A central electric fire, on a hearth and with mantelpiece, creates a central focal point for the whole room. With a carpeted floor, two central light fittings, cornice to ceiling, double radiator and television access point.



DINING ROOM



A warm, welcoming and inviting space, that creates the ideal area for a family meal or to entertain. The room is bathed in natural light owing to the uPVC double glazed bay windows to the front elevation. With a wood laminate floor, central light fitting and double radiator.

OFFICE



An excellent addition to the property for anyone that requires a work from home office space, an increasing demand in today's "hybrid work" lifestyle. The room would also be ideal for a games room or reading nook. With a wood laminate floor, central light fitting, single radiator and a uPVC double glazed window that looks into the conservatory.

KITCHEN



A beautifully presented and well-appointed kitchen, which has laminated work surfaces to all sides, all with over or under counter cupboards and drawers creating a kitchen that is a culinary enthusiast's dream. The kitchen is light and bright owing to the numerous ceiling inset spotlights, under cupboard lighting and

the uPVC double glazed window into the conservatory. A wooden door also offers access into the conservatory to the rear. With an integrated dual oven, integrated hob, stainless steel extractor hood, space for an American style fridge/freezer, plumbing for a washing machine, plumbing for a dishwasher, under floor heating and a 1 ½ stainless steel sink with stainless steel mixer tap.



From the kitchen its wooden door opens into the

CONSERVATORY



A fantastic addition to the property offering the perfect place to sit back and enjoy the views overlooking the gardens to the rear elevation. The conservatory can be enjoyed throughout the year, no matter what the weather, as it also benefits from a hot and cold air

conditioning system. With a wood laminate floor, central light fitting and a uPVC double glazed door that opens out into the garden.

From the hallway a wooden door opens into the

WC

A useful addition to the property offering ample ground floor facilities. With a wood laminate floor, central light fitting, frosted uPVC double glazed window to the front elevation, single radiator, pedestal washbasin and a close coupled toilet.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, single radiator, uPVC double glazed window to the rear elevation, omni-directional ceiling spotlights, loft access hatch and airing cupboard.

From the landing a wooden door opens into

BEDROOM 1



A large and spacious master bedroom offering plenty of space for a double bed along with additional bedroom furniture. To one side of the room is a long set of fitted wardrobes presenting further storage space. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and a

single radiator.



From bedroom 1 a wooden door opens into its

EN-SUITE



A neatly laid out en-suite shower room that features a shower cubicle, pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the front elevation, stainless steel towel radiator, central light fitting, vinyl floor, splashback tiling and extractor fan.

From the landing a wooden door opens into

BEDROOM 2



Another good sized bedroom, again offering space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, uPVC double

glazed window to the front elevation and a single radiator.



From bedroom 2 a wooden door opens into its

EN-SUITE

A neatly laid out en-suite shower room that features a shower cubicle, pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the front elevation, double radiator, central light fitting, vinyl floor, splashback tiling and extractor fan.

From the landing wooden doors open into

BEDROOM 3



A generous third bedroom, once again offering space for a double bed along with additional bedroom

furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and a single radiator.

BEDROOM 4

Currently utilised as storage space, the fourth bedroom can also accommodate a double bed. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and a single radiator.

HOUSE BATHROOM



A charming house bathroom that features a panel bath, pedestal washbasin, close coupled toilet, single radiator, frosted uPVC double glazed window to the side elevation, central light fitting, splashback tiling, vinyl floor and an extractor fan.

GARDENS



To the front elevation, bordering the driveway, is a lawned garden that offers a charming kerb appeal. Adorned with shrub bush and with a gate leading to the rear elevation.

To the rear of the property are the twin patio and lawned gardens. Fully enclosed and gated to the front elevation offering the perfect place to sit out and relax, or for children and pets to play. Its westerly facing orientation offers ample sunlight throughout the day and into the late evening.



PARKING & GARAGE

To the front elevation a tarmac driveway offers parking for two cars.



An integral garage offers an additional secure parking space in addition to further storage space.

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

What3words: [///sticks.cling.pool](#)

Google Plus Code: P6CG+G4X Brighouse

For sat nav users the postcode is: HD6 4FF

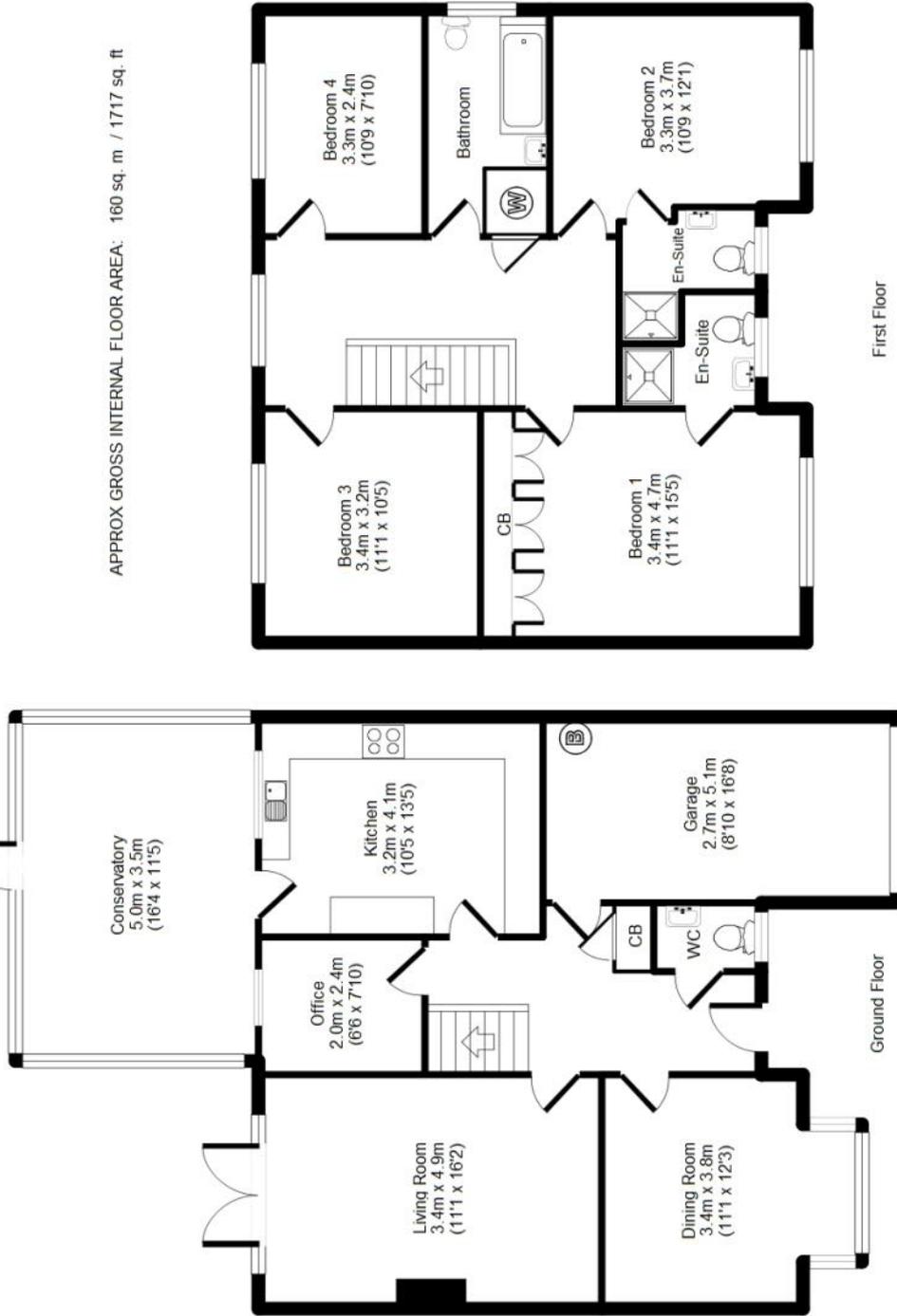
MORTGAGE ADVICE

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: 160 sq. m / 1717 sq. ft.



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