

# MARSH & MARSH PROPERTIES

48 Halifax Road, Brighouse, HD6 2EA

£125,000



The perfect property for a first time buyer or property investing landlord. This one bedroomed, terraced, property is situated in a well-connected location on the outskirts of Brighouse town centre. The current owner could potentially move in with family if required, meaning the property may be offered with the added advantage of NO CHAIN. The house is well presented, with a low-maintenance patio garden to the front elevation that offers a welcoming frontage and kerb appeal for the property. To the side there is ample on-street parking.

Internally the property offers a surprising amount of space, a real TARDIS, feeling much bigger internally than the external aspect suggests. Once you step inside you will immediately notice the love and care this property has received. A welcoming reception as soon as you arrive that features a well-appointed kitchen, spacious living room, generous double bed room, highly functional house bathroom and storage cellar.

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

Tel: 01422 648 400

[info@marshandmarsh.co.uk](mailto:info@marshandmarsh.co.uk)

[www.marshandmarsh.co.uk](http://www.marshandmarsh.co.uk)

The property also benefits from being in the catchment area of a variety of good primary and secondary schools, all within walking distance. The property also boasts excellent transport links to the surrounding areas with both Brighouse bus and train stations within a short walking distance. The M62 motorway is also within a short drive, offering quick and easy access to both Bradford and Leeds.

Owing to the fantastic features on offer with this well-presented property an internal inspection is essential in order to fully appreciate this warm and welcoming home.

From the front of the property a uPVC double glazed door opens into the

### KITCHEN



A well-presented and laid out kitchen that benefits from laminated work surfaces to two sides of the room, all with over or under cupboard storage space. With a cooker unit, single radiator, plumbing for a washing machine, splashback tiling, vinyl flooring, uPVC double glazed window to the front elevation, central light fitting, space for a fridge/freezer and a stainless steel sink with

stainless steel mixer tap.



From the rear of the kitchen an opening leads into the

### HALLWAY

With a vinyl floor, central light fitting, single radiator and wall mounted coat hooks.

From the hallway a wooden door opens into the

### LIVING ROOM



A generous living room that can accommodate a three piece suite along with a dining table to one side. An electric fire, on a granite hearth and with a mantelpiece, creates the ideal central feature

for the whole room. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation, cornice to ceiling and a double radiator.



king sized bed along with additional bedroom furniture. With a carpeted floor, double radiator, central light fitting, cornice to ceiling and a uPVC double glazed window to the front elevation.



From the hallway a carpeted staircase leads up to the

### LANDING



With a carpeted floor, central light fitting, single radiator and a loft access hatch.

From the landing a wooden door opens into the

### BEDROOM



A generous bedroom that offers ample space for a



### BATHROOM



A rather spacious and well laid out house bathroom that makes excellent use of the space on offer to create a functional room that is perfect to relax at the end of the day. With a Victorian style slipper bath, alcove inset electric shower cubicle, vanity inset washbasin, close coupled toilet, central light fitting, vinyl flooring, splashback tiling, single radiator and a frosted uPVC double glazed window to the side elevation.



From the living room a wooden door opens onto steps that lead down to the

### **CELLAR**

An excellent addition to the property offering further storage space.

### **GARDEN**



To the front of the property is the enclosed and low-maintenance potted plant garden, offering a charming frontage and kerb appeal. The garden is gated to the front elevation.



### **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: ///sketch.facing.afford

Google Plus Code: P646+9FG Brighouse

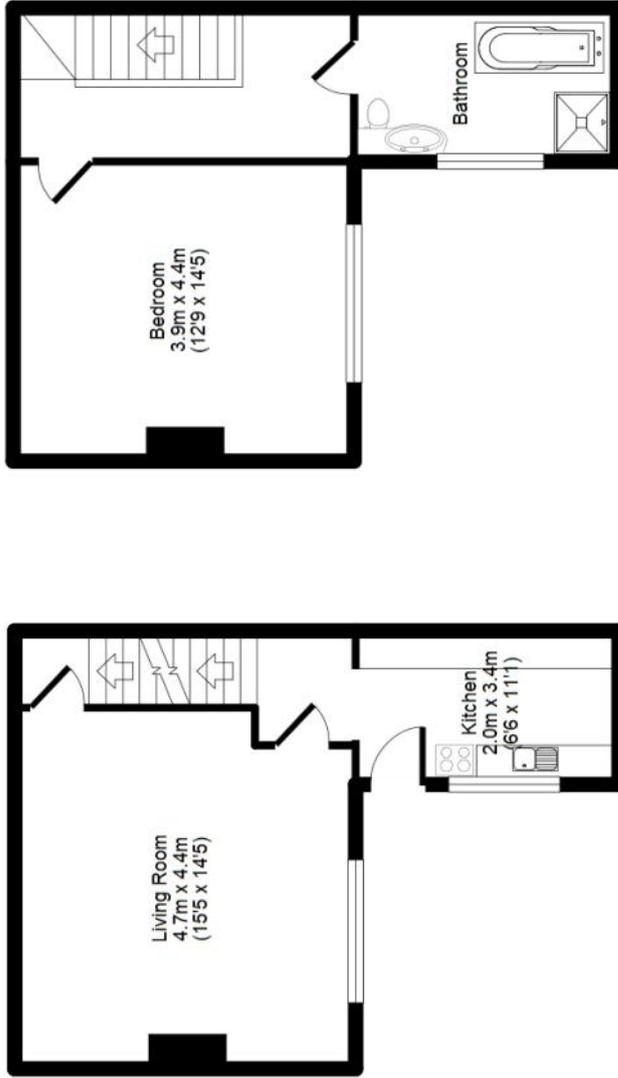
For sat nav users the postcode is: HD6 2EA

### **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.

## 48 Halifax Road, Brighouse, HD6 2EA



APPROX GROSS INTERNAL FLOOR AREA: 65 sq. m / 695 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.

(c) Marsh & Marsh Properties

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

Tel: 01422 648 400

[info@marshandmarsh.co.uk](mailto:info@marshandmarsh.co.uk)

[www.marshandmarsh.co.uk](http://www.marshandmarsh.co.uk)