

# MARSH & MARSH PROPERTIES

298 Wakefield Road, Bailiff Bridge, HD6 4DU

£225,000



This charming, two bedroomed, terraced property benefits from a lofty position, creating a private space that is ideal for any first time buyer or growing family looking for a delightful new home. It is located in a sought after area and benefits from ample on street parking. To the front of the property is an elevated, low-maintenance pebbled garden that greatly enhances the kerb appeal of the property and creates a welcome first impression. To the rear is a charming, south-facing, patio garden and decked garden (There is a large shed, with electric, and a seating pagoda area which offers a peaceful space to sit out.) offering the ideal space to sit out and relax or for children or pets to play.

Internally the property is offered in a well maintained throughout, presenting any potential purchaser to move in with little work required. From the moment you step in the door you will have that feeling that this is something special, with its warm and cosy living room, modern and quality dining kitchen, two double bedrooms and a well laid out house bathroom.

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The property is ideally situated to take advantage of the excellent transport connections, being just a short distance from both Hipperholme village and Brighouse town centre; both providing outstanding shops and services. The property is also within a short distance from the local primary and secondary schools. The local area offers good bus connections and services in all directions. The M62 motorway is also a short 10 minute drive away providing access to the major cities of Leeds, Bradford and Manchester. Brighouse train station provides outstanding local rail connections in addition to the Grand Central train service.

Viewing is highly encouraged in order to fully appreciate this cosy, ready to move into home with a South-facing garden situated in a well-connected position.

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

### HALLWAY

Providing the ideal reception area to the property and separating the external aspect from the main living area. With a single radiator, central light fitting and with wood laminate flooring.

From the hallway a wooden door opens into the

### LIVING ROOM



A wonderfully warm and welcoming living room, enhanced by the décor and bathed in natural light owing to the uPVC double glazed bay windows to the front elevation. The room features a high quality wood burning stove, sat on a stone hearth with wooden mantelpiece, which offers a charming central feature for the whole room. With a wood laminate floor, cornice to ceiling,

central light fitting, single radiator and television access point.



From the rear of the living room a wood panel door opens into the

### DINING KITCHEN

A beautifully presented modern kitchen, featuring a neutral décor, having been well thought out and designed in order to create a highly functional space. With solid granite work surfaces to three sides providing ample work space, all with over and under counter cupboards and drawers and a central island that also features a breakfast bar area. To one side a wooden door opens into the under stairs cupboard/pantry that provides additional storage space. The room receives

ample natural light owing to two uPVC double glazed windows, to the rear elevation, overlooking the garden and a composite double glazed door (offering access to the rear elevation) in addition to being well lit via numerous ceiling inset spotlights and downlights. With an integrated induction hob, integrated oven, stainless steel extractor hood, brick style splash back tiling, wood laminate flooring, plumbing for a washing machine, integrated dishwasher, fitted fridge/freezer, 1 ½ stainless steel sink and stainless steel mixer tap.



From the hallway a series of carpeted stairs lead up to the

### LANDING

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

From the landing wood panel doors open into

### BEDROOM 1



This spacious master bedroom has more than ample space for a double bed along with additional bedroom furniture. Two uPVC double glazed windows, to the front elevation, provides ample natural light for the whole room. With carpeted floor, single radiator and central light .

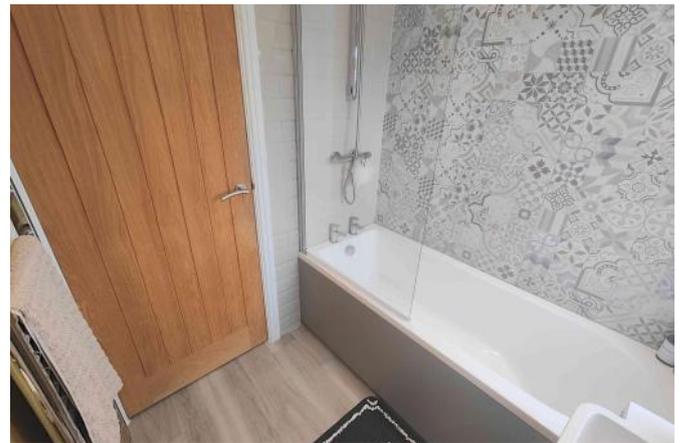


uPVC double glazed window, to the rear elevation, overlooking the south facing garden. With double radiator, central light fitting and carpeted floor.

### BATHROOM



### BEDROOM 2



A beautifully presented bathroom with a neutral and modern décor. The bathroom is well illuminated via ceiling inset spotlights and receives natural light via a frosted uPVC double glazed window to the rear elevation. With a panel bath, over bath shower, glass splash guard, vanity inset washbasin, close coupled toilet, stainless steel towel radiator, extractor fan, tiled splashbacks and vinyl flooring.



### GARDENS



A good sized second bedroom, again offering ample space for a double bed, that benefits from a

To the front of the property is an elevated pebble garden that borders the front pathway to the property, a charming reception that enhances the first impression and kerb appeal of the property.

To the rear of the property, from the rear door is a decked seating area that leads to a patio section. low-maintenance offering the ideal place to sit out and fully enclosed by wooden fence. The gardens southerly facing orientation makes this a real sun trap. To the far end of the garden is a wooden shed (benefitting from power outlets and lighting) and pagoda offering a sheltered seating space or an ideal place for a barbeque.



## **PARKING**

To the front of the property there is ample on-street parking.

## **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: [///volume.belt.venues](https://www.what3words.com/#!/volume.belt.venues)

Google Plus Code: P6F9+2R7 Brighouse

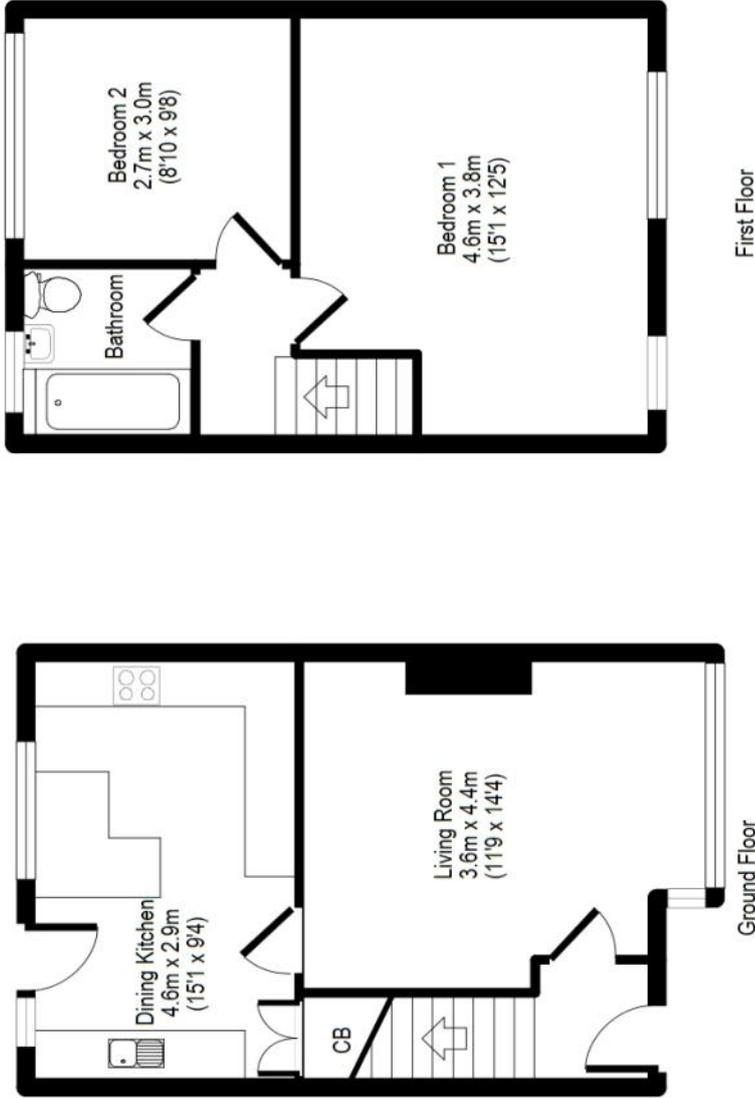
For sat nav users the postcode is: HD6 4DU

## **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.

Floor Plan measurements are approximate and are for illustrative purposes only.

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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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