

MARSH & MARSH PROPERTIES

55 Lightcliffe Road, Brighouse, HD6 2DJ

£179,950



A rare and exciting opportunity is presented by this three bedroomed, terraced, property situated on Lightcliffe Road. A real TARDIS of a property, seeming larger internally than the frontage suggests. The property is also offered with the added advantage of being NO CHAIN. This property is a renovation project and will be ideal for any property developer or for someone wanting a home that they can customise fully. The house benefits from a spacious lawned and patio garden to the rear elevation, with hedge border creating a private and open space, ideal to sit out and relax. The house also features a large, brick built, detached garage, ideal for a secure parking space or would be perfect as a workshop or place to run a home business.

Main access to the property is via the cul-de-sac to the rear via Catherine Street, with a gated entrance. As you step inside you will immediately notice the fantastic potential on offer, with charming original features that will impress and delight. Requiring modernisation throughout, this property is a developer's dream, offering a fantastic amount of internal space, with large rooms and benefitting from a sizable storage cellar. With a generous living room, spacious dining room, neatly presented kitchen, three bedrooms (two offering ample space for a double bed and one with a large cupboard storage space) and house shower room.

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The property also benefits from being in the catchment area of a variety of good primary and secondary schools, all within walking distance. To the end of Catherine Street is the entrance to Lane Head Recreation Ground that offers easy access for children without the need to cross any roads. 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 potential on offer with this smart and well-presented property, including its spacious gardens, ample internal space and well-connected location, all offered with the added advantage of being with NO CHAIN, an appointment to view is essential.

HALLWAY

A long entrance hallway that features a vinyl floor, wall mounted coat hooks, original archway, cornice to ceiling and central light fitting.

From the hallway wooden doors open into the

LIVING ROOM



A generous living room that can accommodate a three piece suite along with additional furniture. A fireplace, on a granite hearth, offers an ideal central feature for the whole room. With a carpeted floor, central light fitting, double glazed window to the front elevation, cornice to ceiling and a picture rail.

DINING ROOM



A fantastic family dining room, offering ample space for a large dining table along with additional furniture. This room also benefits from an electric fireplace, on a wooden hearth and mantelpiece, creating a welcoming central feature. With a carpeted floor, central light fitting and double glazed window to the rear elevation.

From the dining room a wooden door opens into the

KITCHEN



A neat kitchen, positioned to the rear of the property, overlooking the gardens. The kitchen has "L" shaped laminated work surfaces to two sides. A uPVC double glazed door offers access to the rear gardens. With a uPVC double glazed window to the rear elevation, stainless steel extractor hood, splashback tiling, wood laminate floor, central strip light, space for a fridge/freezer and a fitted sink with stainless steel mixer taps.

From the hallway a carpeted staircase leads up to the

LANDING

With a wooden floor and central light fitting.

From the landing wooden doors open into

BEDROOM 1



A spacious master bedroom that can accommodate a double bed along with additional bedroom furniture. An alcove fitted wardrobe offers ample additional storage space. With a

carpeted floor, central light fitting and double glazed window to the rear elevation.



BEDROOM 2



Another good sized double bedroom that again offers additional storage space with an alcove fitted wardrobe. With a vinyl floor, central light fitting and double glazed window to the front elevation.

BEDROOM 3

A good sized third bedroom that would be ideal for a work from home office, guest room or child's bedroom. The third bedroom benefits from a large walk-in cupboard offering ample storage space. With a carpeted floor, central light fitting

and double glazed window to the rear elevation.



storage area, coal store and a main storage room. With central light fittings, windows and storage shelving.



SHOWER ROOM



GARDENS



A well-presented shower room that features a large corner shower cubicle, electric shower, close coupled toilet, vanity inset washbasin, frosted uPVC double glazed window to the side elevation, carpeted floor, central light fitting, splashback tiling, airing cupboard and a carpeted floor.

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

CELLAR

A fantastic addition to the property, the cellar offers ample additional space. Consisting of a





GENERAL

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

TO VIEW

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

LOCATION

What3words: [///tour.pens.smashes](https://www.what3words.com/#!/tour.pens.smashes)

Google Plus Code: P657+35Q Brighthouse

For sat nav users the postcode is: HD6 2DJ

For viewing entrance to the property is via Catherine Street, through the rear door.

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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A fantastic addition to the property, the rear garden benefits from a patio and lawned areas, all enclosed by walls or hedge and then gated, to the rear elevation, creating the perfect place to sit back and relax. A surprisingly spacious area that offers an ideal place for a barbeque or for children and pets to play.

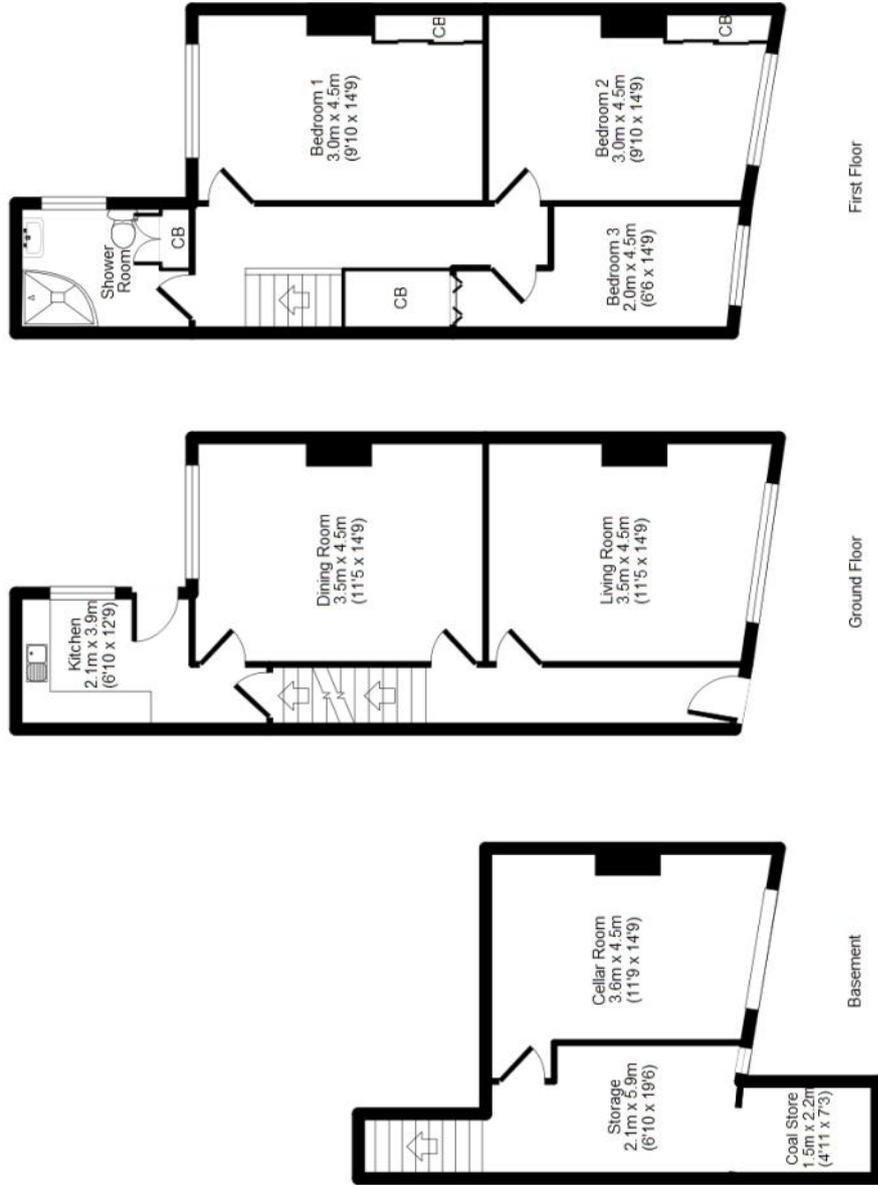
To the front of the property is a patio area creating a charming frontage to the property.

PARKING & GARAGE



To the rear of the property is a separate brick built garage, ideal for a secure parking space or a workshop. A fantastic place for a work from home business.

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APPROX GROSS INTERNAL FLOOR AREA: 119 sq. m / 1282 sq. ft

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