

# MARSH & MARSH PROPERTIES

*1 Healey Wood Grove, Brighouse, HD6 3SG*

*£275,000*



Situated on a quiet and peaceful cul-de-sac, on a highly sought after part of Brighouse, on Healey Wood Grove, is this two bedroomed, detached, bungalow. Offered with the added advantage of NO CHAIN, this property is a fantastic potential for anyone that is looking for something to downsize. A “True Bungalow” that is positioned in a tucked away position and benefits from well-tended front and rear gardens, creating a charming frontage as well as a place to sit back and relax (the rear being of south-facing orientation). To the side of the property is a single garage that offers ample additional storage or a secure parking space. A private driveway offers parking for up to three cars.

Internally, the house is well-laid out and presented, with the potential to put your own stamp onto the property to create the perfect home. This spacious property benefits from a generous and dual aspect living & dining room, rear garden conservatory, kitchen, two double bedrooms, house bathroom and a front and rear porch. Just step inside and you will immediately notice the welcoming feeling throughout that this property offers.

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Its well-connected position, being on the outskirts of Brighouse town centre and on the border of Woodhouse, provides easy access to outstanding primary and good secondary schools, both within walking distance. Brighouse town centre offers fantastic shops, services and amenities all within walking distance and well-connected bus routes. Its train station also offers access to the Grand Central train service. The M62 motorway is also a short 5 minute drive that provides quick access to the major cities of Leeds, Manchester and Bradford.

With so much fantastic potential on offer with this two bedroomed detached bungalow, including its charming front and rear gardens, ample private parking and well laid out internals, all offered with the added advantage of NO CHAIN and in such a sought after locale, an appointment to view is essential.

From the front pathway a uPVC double glazed door opens into the

#### **PORCH**

A uPVC double glazed front porch that offers an ideal storage space for shoes as well as creating a barrier from the external aspect to the internal. With a tiled porch and central light fitting.

From the front porch a wooden door opens into the

#### **HALLWAY**

A spacious entrance hallway that offers access throughout the property. The hallway benefits from two large storage cupboards to one side, one that houses the boiler. With a double radiator, two central light fittings and a loft access hatch.

From the hallway a wooden door opens into the

#### **LIVING & DINING ROOM**

The living and dining room offers a fantastic living area, benefitting from dual aspect, floor to ceiling, sliding, uPVC double glazed doors to the front and rear elevations that bathe the whole room in natural light. An electric fireplace, on a hearth and with wooden mantelpiece, offers a charming central focal point for the whole room. The living room offers ample room for a three piece suite

whilst the dining space provides plenty of room for a large family dining table. With a carpeted floor, two central light fittings, beamed ceiling, cornice to ceiling, two single radiators and a television access point.



From the rear of the dining area, one of the sliding uPVC double glazed doors opens offering access into the

### CONSERVATORY



The ideal place to sit back and relax whilst overlooking the rear gardens. With a wood effect vinyl floor, uPVC double glazed construction, fitted blinds and a set of uPVC double glazed French doors that open out directly into the garden.

From the hallway a wooden door opens into the

### KITCHEN



A spacious kitchen that benefits from a “U”

shaped set of laminated work surfaces, all with over or under counter cupboards and drawers offering ample additional storage space. The kitchen is light and bright owing to the uPVC double glazed window, overlooking the gardens, to the rear elevation and the omni-directional ceiling spotlights. With a cooker unit, extractor hood, double radiator, plumbing for a washing machine, splashback tiling, vinyl floor, space for a fridge/freezer and a stainless steel 1 ½ sink with stainless steel mixer tap.



From the kitchen a wooden door opens into the

### REAR PORCH

Being of uPVC double glazed construction, the rear porch provides access to the rear gardens whilst offering storage space for shoes and garden implements. With a vinyl floor, uPVC double glazed door to the rear elevation and central light fitting.

From the hallway wooden doors open into

### BEDROOM 1



A generous master bedroom that offers more than ample space for a double bed along with additional furniture. The room has a wall length

set of fitted wardrobes providing plenty of storage space. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and single radiator.



washbasin, low-flush toilet, single radiator, central light fitting, vinyl floor, splashback tiling and a uPVC double glazed window to the rear elevation.



## BEDROOM 2



A good sized second bedroom that can accommodate a double bed or would be ideal for a dressing room or office space. With a carpeted floor, central light fitting, uPVC double glazed window to the side elevation and single radiator.

## BATHROOM

A well laid out house bathroom that makes excellent use of the space on offer. Featuring a panel bath, over bath electric shower, pedestal

## GARDENS



To the front elevation is a charming lawned garden, surrounded by flowerbed and shrub bush that creates a fantastic kerb appeal to the property as well as a welcoming reception and outlook.

To the rear is a beautifully presented lawned, patio and flowerbed garden that creates an ideal place to sit back and relax or to have a barbeque. The rear garden's south-facing orientation makes this a real sun-trap, ideal for entertaining or sitting

out and relaxing in the sun.



### **GARAGE & PARKING**



To the side of the property is a long driveway offering parking for up to three cars.

To the rear of the drive is a single garage, ideal for a secure parking space or for additional storage.

### **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: ///chase.apples.spray

Google Plus Code: M6V9+HJ8 Brighthouse

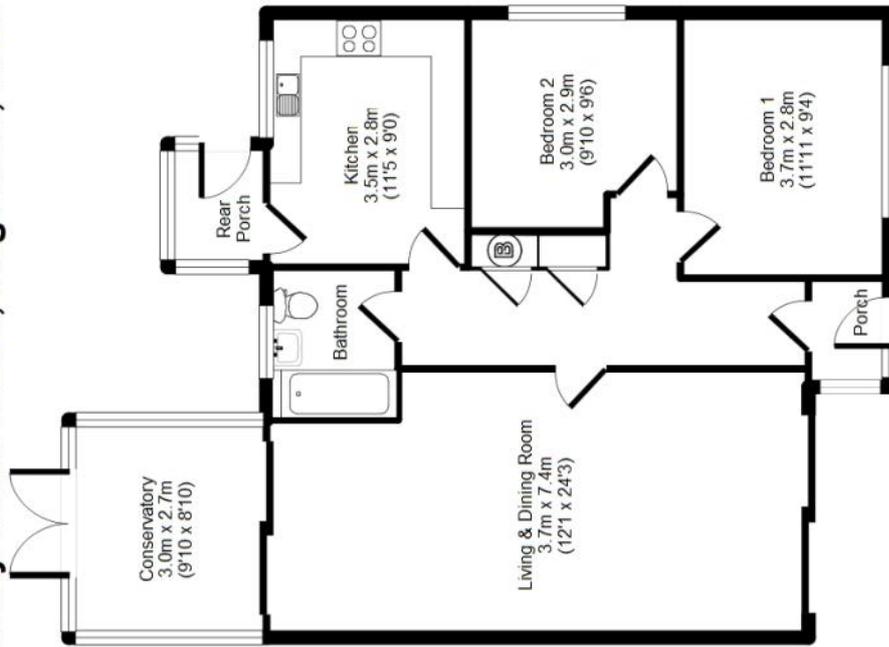
For sat nav users the postcode is: HD6 3SG

## **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: 80 sq. m / 857 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. All images and dimensions are not intended to form part any contract or warranty.

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