

Peter David

Properties Ltd

Residential Sales and Lettings



11 Marion Street

Brighouse, HD6 2BJ

£119,950

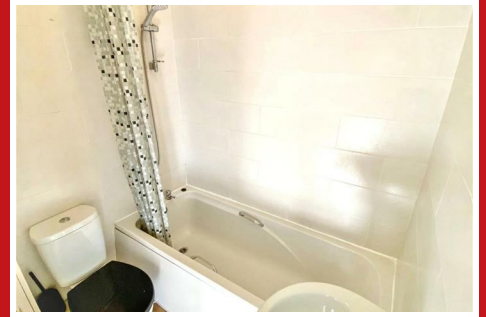
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, Brighouse, HD6 2BJ

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Nestled on Marion Street in Brighouse, this charming two-bedroom back-to-back home offers a delightful blend of comfort and convenience. Situated just a short stroll from the bustling town centre, residents will enjoy easy access to local schools, amenities, and excellent transport links, making it an ideal location for both families and professionals alike.

Set back from the road, the property is approached via a passageway, leading to a shared garden patio providing a serene outdoor space that enhances the tranquil atmosphere of the home. Internally, the property is well-presented, featuring a separate living room and kitchen that create a welcoming environment for relaxation and entertaining. The home also features a cellar, which boasts direct external access, offering additional storage or potential for further development.

The two well sized bedrooms provide ample space for comfortable living, while the bathroom adds to the home's appeal. This property is particularly suited for first-time buyers, investors, or anyone seeking a residence with two functional bedrooms.

With no onward chain, this home presents a fantastic opportunity to move in with ease. Whether you are looking to start your journey on the property ladder or seeking a sound investment, this quaint home on Marion Street is not to be missed.

Kitchen

The kitchen leads in from the front of the home with a doorway providing access outside. With cream base and wall units there is plenty of storage space and a built in oven, hob and sink. Tiled splashbacks

compliment the space and there is room for undercounter appliances.

Living Room

The living room overlooks the front of the home with a light and neutral colour scheme. Decorative coving sets the room off nicely while a feature fireplace provides the focal point and laminate flooring adds practicality. There is access down to the cellar from a doorway in the living room.

Cellar

Providing additional storage space with an external doorway leading out onto the passageway.

Bedroom One

A double bedroom overlooking the garden with a light grey colour scheme.

Bedroom Two

A large single bedroom with a white colour scheme and grey carpet overlooking the front aspect.

Bathroom

With a bath tub, over bath shower, hand basin and w/c.

External

Accessed through a passageway, there is access into the home through a cellar door under the passage way, or through the main front door on the patio. A shared garden space provides an outdoor retreat which has been well maintained and is westward facing, perfect for catching the afternoon and evening sun.

Directions

For Satnav please use the postcode HD6 2BJ

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

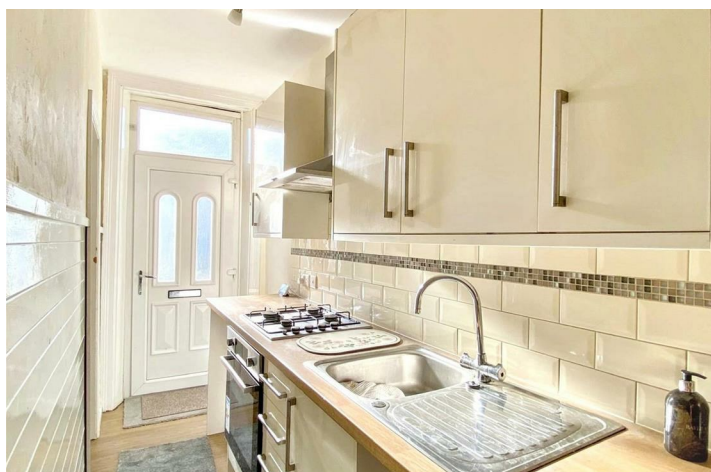
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are

only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map

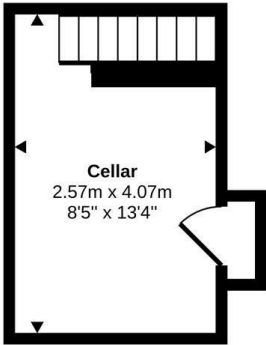


Terrain Map

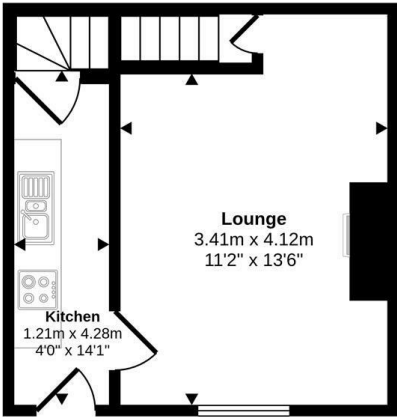


Floor Plan

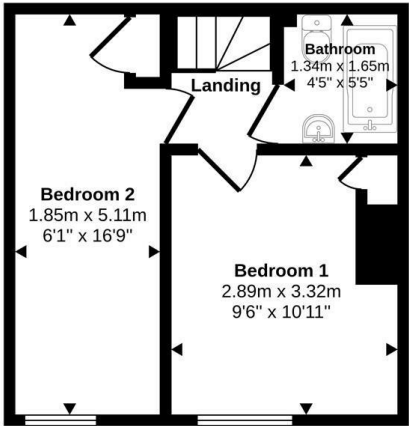
Approx Gross Internal Area
59 sq m / 637 sq ft



Basement
Approx 11 sq m / 118 sq ft



Ground Floor
Approx 24 sq m / 254 sq ft



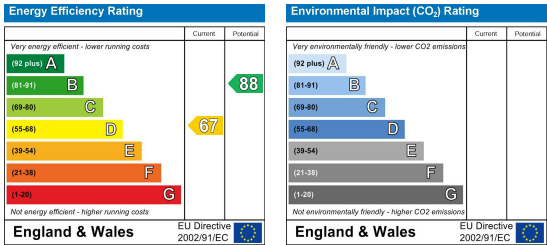
First Floor
Approx 25 sq m / 266 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.