

MARSH & MARSH PROPERTIES

60 Stratton Road, Woodhouse, Brighouse, HD6 3TY

£300,000



****ATTENTION TO ALL PROFESSIONAL/YOUNG COUPLES, PEOPLE DOWNSIZING OR YOUNG FAMILIES**** Situated in this highly desirable side of Brighouse is this delightful and well presented, extended three bedroom semi-detached family home. An internal inspection is highly recommended to fully appreciate this wonderful property. The location is convenient to all amenities, including shops, supermarkets, highly regarded schools, and easy access to the railway station and the M62 motorway. In brief comprises of an entrance hallway, lounge, dining room, kitchen, and an office/playroom all to the ground floor. Three bedrooms and the bathroom are to the first floor along with access to a storage loft space. Externally there is a block paving driveway to the front which lead all the way to the garage at the rear, providing ample parking. To the rear is the detached garage and a well presented enclosed garden.

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ENTRANCE HALL



Accessed via a UPVC double glazed door. Here you will find vinyl flooring, a radiator, smoke alarm, and a UPVC window.

LIVING ROOM 3.7 x 4.3m (11'11 x 14'1)



A well-presented lounge with a multi fuel stove set within the chimney breast. A designer radiator and large UPVC window. There is a large opening which leads through to the dining room.

DINING ROOM 2.8 x 2.5m (9'4 x 8'4)

Open plan with the lounge, office/playroom, and the kitchen. Here there are two designer radiators to keep the open plan comfortable in the colder months.



KITCHEN 2.5 x 4.8m (8'4 x 15'8)



A wide range of modern wall and base units provide ample storage space and incorporate a

one and a half bowl stainless steel sink with a chrome mixer tap. There is an induction hob, a cooker extractor hood above and electric oven. There is also an integrated dishwasher, space and plumbing for a washing machine, dual aspect UPVC windows, ceiling spotlights, a useful under the stair storage cupboard and a side UPVC double glazed door.

OFFICE/PLAYROOM 2.5 x 2.2m (8'2 x 7'4)



Open plan with the dining room with laminate floor and large UPVC French doors.

LANDING

The staircase leads up from the entrance hall. Here you will find a smoke alarm, loft access via a pull down ladder and a UPVC window.

BEDROOM ONE 3.6 x 3.6m (11'9 x 11'9)



A good size double bedroom with a radiator and large UPVC window.

BEDROOM TWO 2.9 x 3.2m (9'6 x 10'5)



A double room with a designer radiator and UPVC window.

BEDROOM THREE 2.5 x 2.2m (8'4 x 7'4)



A good size single bedroom with a designer radiator and a UPVC window.

BATHROOM



A modern white three piece suite comprises of a bath with a chrome mixer tap and power shower above with a bi-fold glass shower screen, a Lower flush toilet and a vanity sink unit with a matching

chrome mixer tap. Completing the room are tiled walls and tiled floor, a useful storage cupboard, chrome towel radiator, bi-fold entrance door and a UPVC double glaze window.



LOFT

Accessed via a pull down ladder is this great storage space which is mainly boarded with lighting.

EXTERNAL



To the front of the property is a block paving driveway which leads to the side of the house all the way to the detached garage at the rear. This provides ample parking for several cars. There is also an outside tap to the side of the property

along with electric sockets on the decking . To the rear of the property there is a well presented and low maintenance enclosed garden consisting of a stone patio area, artificial lawn and raised decking area. By the side door there is a useful storage cupboard.

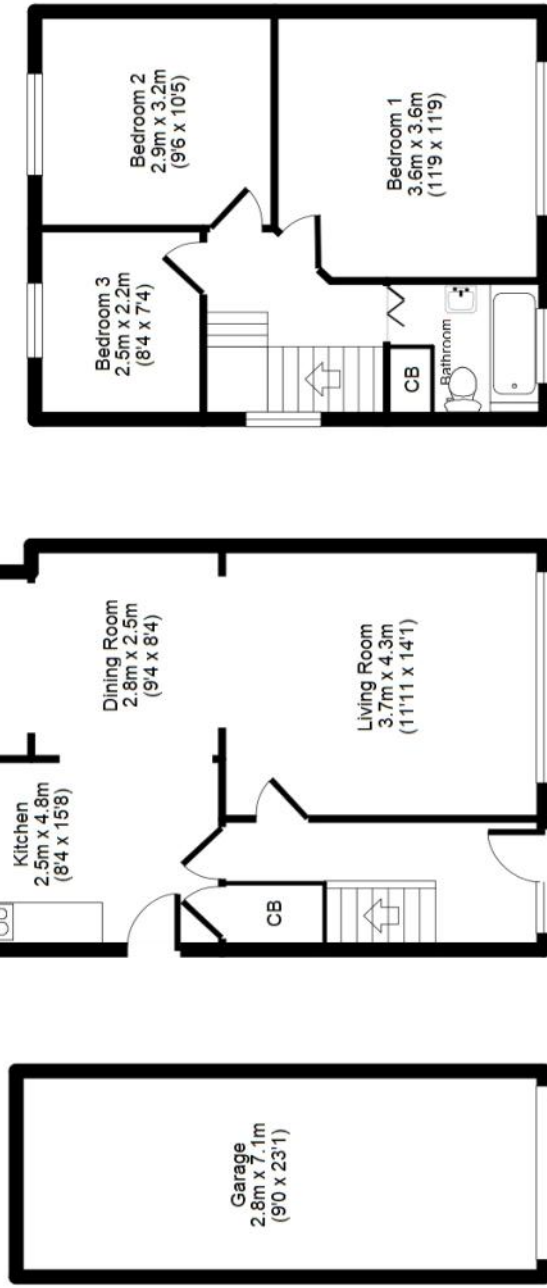


GARAGE 2.8 x 7.1m (9'0 x 23'1)

Larger than your average Garage with up and over door with power including electric sockets and lighting.

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Second Floor

Ground Floor

APPROX GROSS INTERNAL FLOOR AREA: 105 sq. m / 1127 sq. ft

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