

MARSH & MARSH PROPERTIES

2 Birk Hey Close, Bailiff Bridge, HD6 4FJ

£295,000



The perfect family home, situated on a highly sought after residential estate, in the charming village of Bailiff Bridge. This three bedroomed, semi-detached, townhouse style property is presented in immaculate condition and is ideal for any growing family, professional couple or for anyone looking for something special. The house benefits from parking for two cars to the front elevation (one on the drive and one in the integral garage). To the rear of the property is a beautifully presented private, south facing, garden, featuring a patio seating area and lawned section that offers a charming outlook.

Internally the property is in immaculate condition, presenting the ideal opportunity for any prospective buyer to move in with little to no work required. The décor throughout is a light, bright and modern style that will suit most tastes. All rooms are a generous size with a fantastic amount of potential. With three bedrooms (one with en-suite and one to the ground floor), house bathroom, spacious living & dining room, well-appointed kitchen, utility room and ground floor WC.

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Owing to its location, the property offers easy access to the fantastic transport connections in the local area. The M62 is only 10 minutes' drive away, offering cross Pennine connections as well as quick access to Leeds and Bradford and is also just 5 minutes' drive from Brighouse town centre with its excellent local amenities. Also, Brighouse train and bus stations offer connections to the local area. Brighouse station also has access to the Grand Central train service to London. This property is also within the catchment areas of both good primary and secondary schools.

Owing to the whole host of fantastic features this property has to offer, its sought after location and ample space throughout, an internal inspection is essential in order to fully appreciate this charming family home.

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

HALLWAY

A charming and well-presented reception to the property, the hallway is light and bright and in a neutral colour scheme. With a wood laminate floor, two central light fittings, storage cupboard, double radiator and a uPVC double glazed window to the side elevation.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, single radiator, central light fitting and a uPVC double glazed window to the front elevation.

From the landing wooden doors open into the

LIVING & DINING ROOM

A warm and welcoming living room that offers a large amount of space, ideal for a three piece suite along with additional furniture. The large uPVC double glazed window, to the rear elevation, bathes the whole room in natural light. The room is "L" shaped, with one part offering ample space for a large family dining table. With a wood laminate floor, single radiator, double radiator, two central light fittings, cornice to ceiling and a television access point.



KITCHEN

A neatly laid out kitchen that features laminated work surfaces to three sides, all with over or

under counter cupboards and drawers offering plenty of storage space. The kitchen features a uPVC double glazed window, to the front elevation, offering natural light, in addition to the central light fitting and base unit spotlights. With an integrated hob, integrated oven, stainless steel extractor hood, splashback tiling, vinyl flooring, integrated dishwasher, space for a fridge/freezer and a stainless steel 1 ½ sink with stainless steel mixer tap.



From the landing a carpeted staircase leads up to the

UPPER LANDING

With a carpeted floor, uPVC double glazed

window to the side elevation and central light fitting.

From the upper landing a wooden door opens into

BEDROOM 1



A spacious master bedroom with plenty of space for a double bed along with additional bedroom furniture. To one side of the room is an alcove, ideal for wardrobes, offering additional storage space. With a single radiator, central light fitting, carpeted floor and a uPVC double glazed window to the rear elevation.

From bedroom one a wooden door opens into its

EN-SUITE



A well laid out en-suite bathroom that features a shower cubicle, vanity inset washbasin, close coupled toilet, vinyl flooring, splashback tiling, towel radiator, frosted uPVC double glazed window to the rear elevation, extractor fan and central light fitting.

From the landing wooden doors open into

BEDROOM 2



Another spacious bedroom that again offers space for a double sized bed along with additional bedroom furniture. With a single radiator, central light fitting, carpeted floor and two uPVC double glazed windows to the front elevation.

BATHROOM



A very well laid out house bathroom that offers a panel bath, over bath shower, close coupled toilet, vanity inset washbasin, vinyl floor, tiled splashbacks, ceiling inset spotlights, towel radiator, uPVC double glazed window to the side elevation and an extractor fan.

From the hallway a wooden door opens into

BEDROOM 3



A good sized third bedroom, ideal for a work from home office, guest room or space for a teenager as it is on its own floor and with close facilities. With a wood laminate flooring, single radiator, central light fitting and a uPVC double glazed window to the rear elevation.

UTILITY ROOM

An excellent addition to the property offering further work space, nestled out of the way and also offering access to the rear garden via its composite door. With a wood laminate floor, single radiator, laminated work surface, over and under counter cupboards, plumbing for a washing machine, extractor fan, central light fitting, tiled splashbacks and a stainless steel sink with stainless steel taps.



WC

Another fantastic addition to the property offering ground floor facilities, ideal for access from the third bedroom. The WC room features a washbasin, close coupled toilet, tiled floor, tiled splashbacks, frosted uPVC double glazed window to the side elevation, central light fitting, single radiator and extractor fan.

GARDEN



To the rear of the property is a charming, south facing, and enclosed patio and lawned garden, the ideal place to sit out and have a barbeque or for children and pets to play in a secure setting. The garden is gated to the front elevation by a

pathway down the side of the property.



GARAGE & PARKING

To the front of the property is driveway parking for a car with an additional parking space provided by the integral garage.

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: [///hops.extra.dates](https://www.what3words.com/#!/hops.extra.dates)

Google Plus Code: P6CG+894 Brighouse

For sat nav users the postcode is: HD6 4FJ

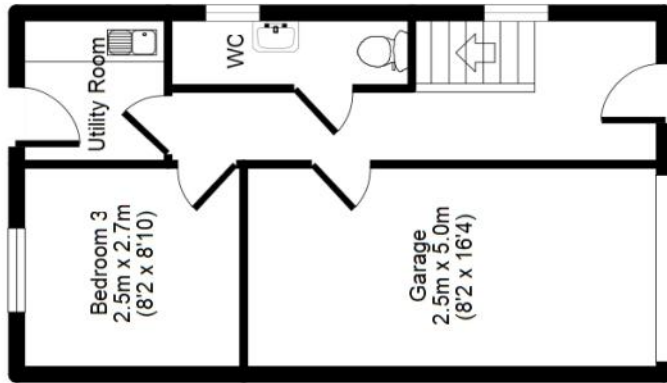
MORTGAGE ADVICE

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

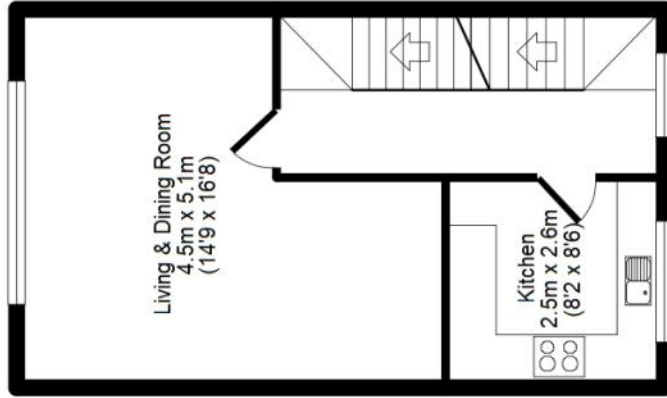
call on 01422 648 400.

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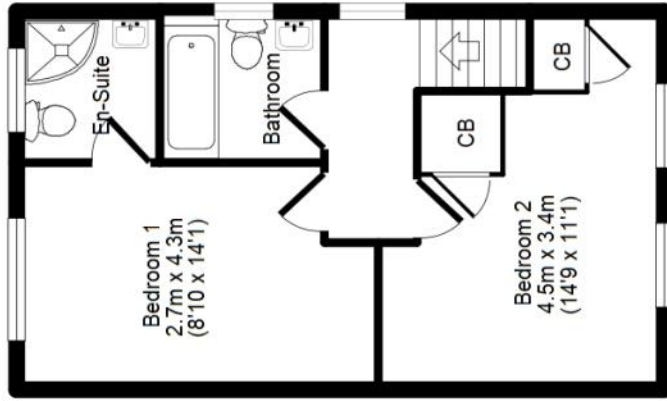
2 Birk Hey Close, Bailiff Bridge, HD6 4FJ



Ground Floor



First Floor



Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 102 sq. m / 1101 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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