

# MARSH & MARSH PROPERTIES

*24 Heathfield Rise, Rishworth, Halifax, HX6 4RS*

*£475,000*



**\*\*ATTENTION TO ALL YOUNG OR GROWING FAMILIES\*\*** An internal inspection is highly recommended to fully appreciate the size and space that this property has to offer, and to avoid any disappointment. Situated in the much sought after village of Rishworth, with highly regarded schools nearby and positioned on a cul-d-sac in a commanding position with excellent views is this delightful and well-presented FIVE DOUBLE BEDROOM detached family home. Anyone viewing this property will not be disappointed with the comfortable family living space on offer. In brief, A spacious entrance hall, cloakroom, lounge, living kitchen & dining room, utility room and access to the integral garage are all to the ground floor. To the first floor is the house bathroom and FIVE DOUBLE BEDROOMS two of which have en-suite facilities. Externally you will find lawn gardens to the front with a driveway that leads to the garage. To the rear is a superb, large enclosed and child friendly garden.

*Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES*

*Tel: 01422 648 400*

*info@marshandmarsh.co.uk*

*www.marshandmarsh.co.uk*



## ENTRANCE HALL



Setting the precedent for the rest of the property is this spacious hallway with tasteful décor and beautiful floor tiles which runs through to the whole of the first floor barring the lounge with under floor heating. Accessed via a composite double glazed doors with floor to ceiling UPVC windows to each side of the door that provide an abundance of natural light that shine all the way through to the living kitchen area. Ceiling spotlights, Google Nest carbon monoxide detector and smoke alarm and a useful storage cupboard.

## LIVING ROOM 3.8 x 6.8 m (12'5 x 22'3)



Like the rest of the rooms in this property this is a spacious room with a dual aspect via a UPVC

window to the front elevation which boasts hillside views from across the valley and bi-folding aluminium patio doors which open out to the rear garden. There is an impressive contemporary Stovax wood and multi-fuel burning stove which is perfectly complimented by the locally crafted natural stone fireplace. Radiator.

## FAMILY ROOM/DINING ROOM/KITCHEN 8.8 x 4.6m (28'8 x 15'1)



If the entrance hall does not give you the 'WOW' factor, then this room certainly will. Perfect for all the family to comfortably spend most of your time, as you practically have three rooms in one, which is made even better with the bi-folding doors leading to the patio and the rear garden.

Designed to offer great family living space and a superb area for those who love to cook and entertain. The first section is a lounge/dining area that is sizeable enough to easily provide space for a big family dining table as well as your chosen seating furniture. As mentioned previously, the large, tiled flooring continues from the entrance hall and runs right through this room, to the kitchen and into the utility room and again with under floor heating controlled by the Google Nest system. Upon linking to the kitchen there is a breakfast bar to seat four diners.



The kitchen itself is extremely impressive with handleless soft closing doors that is further complimented by the bespoke, restaurant graded

stainless steel worktops that incorporate a Franke sink with a matching mixer tap. There is an integrated dishwasher and a particularly useful pull-out recycling bin cupboard. Appliances included are the Rangemaster dual fuel cooker with a matching Rangemaster cooker hood above, the American style Samsung fridge freezer and CDA drinks/wine fridge, all are nestled neatly within this stunning and well thought out kitchen.

### UTILITY ROOM



Modern wall and base units with a stainless steel sink and solid oak work top. Plumbing for a washing machine and condenser dryer, ceiling spotlights secure access to the integral garage and side entrance composite door.

### LANDING



The staircase leads up from the entrance hall to this spacious, wide landing which has a recess big enough to be a single bedroom. This space is perfect for a peaceful reading space, or it could be used as a study/office if required and enjoys views across the rear garden via a UPVC Juliet balcony. Ceiling spotlights and two loft access.

### MASTER BEDROOM 6.0 x 4.8m (15'7 x 19'8)

This is a superb size for a master bedroom which



makes this a superior double bedroom. Radiator and two UPVC double glazed windows boast wonderful views across the valley.



### EN-SUITE SHOWER ROOM



This three piece suite comprises of a shower cubicle with a power shower, Vanity sink unit and a low flush toilet. Tiled walls, ceiling spotlights, radiator and a UPVC window.

### BEDROOM TWO 3.9 x 3.9m (12'9 x 12'9)



A double room with a radiator and UPVC windows with views across the valley.



### EN-SUITE BATHROOM

A modern white three piece suite comprises of a bath with a chrome mixer tap with a handheld shower head along with a power shower above and a glass shower screen, pedestal sink and a low flush toilet. The walls are fully tiled, chrome towel



radiator, ceiling spotlights, extractor fan and a UPVC window.

### **BEDROOM THREE 2.9 x 2.9m (9'6 x 9'6)**



A double room with a radiator and a UPVC window with views across the valley.

### **BEDROOM FOUR 3.0 x 3.9m (9'8 x 12'9)**



Double room with a radiator and a UPVC window with views of the rear garden.

### **BEDROOM FIVE/OFFICE 4.8 x 2.9m (15'7 x 9'6)**



This room is bigger than bedroom two, three and four but is used by the current owner as a working office and art room. Ceiling spotlights, radiator and a UPVC window.

### **BATHROOM**



A three piece suite comprises of a bath with a chrome mixer tap and a power shower above and a bi-folding glass shower screen, pedestal sink and a low flush toilet. Part tiled walls, radiator and a UPVC window.

### **INTEGRAL GARAGE 5.0 x 4.3m (16'4 x 14'1)**

Accessed internally or via an electric remote roller shutter door. Useful mezzanine overhead storage space, sensor lighting and power sockets. The combination boiler is also housed in the garage.

### **EXTERNAL**



To the front of the property there is a driveway which provides parking for several vehicles with a

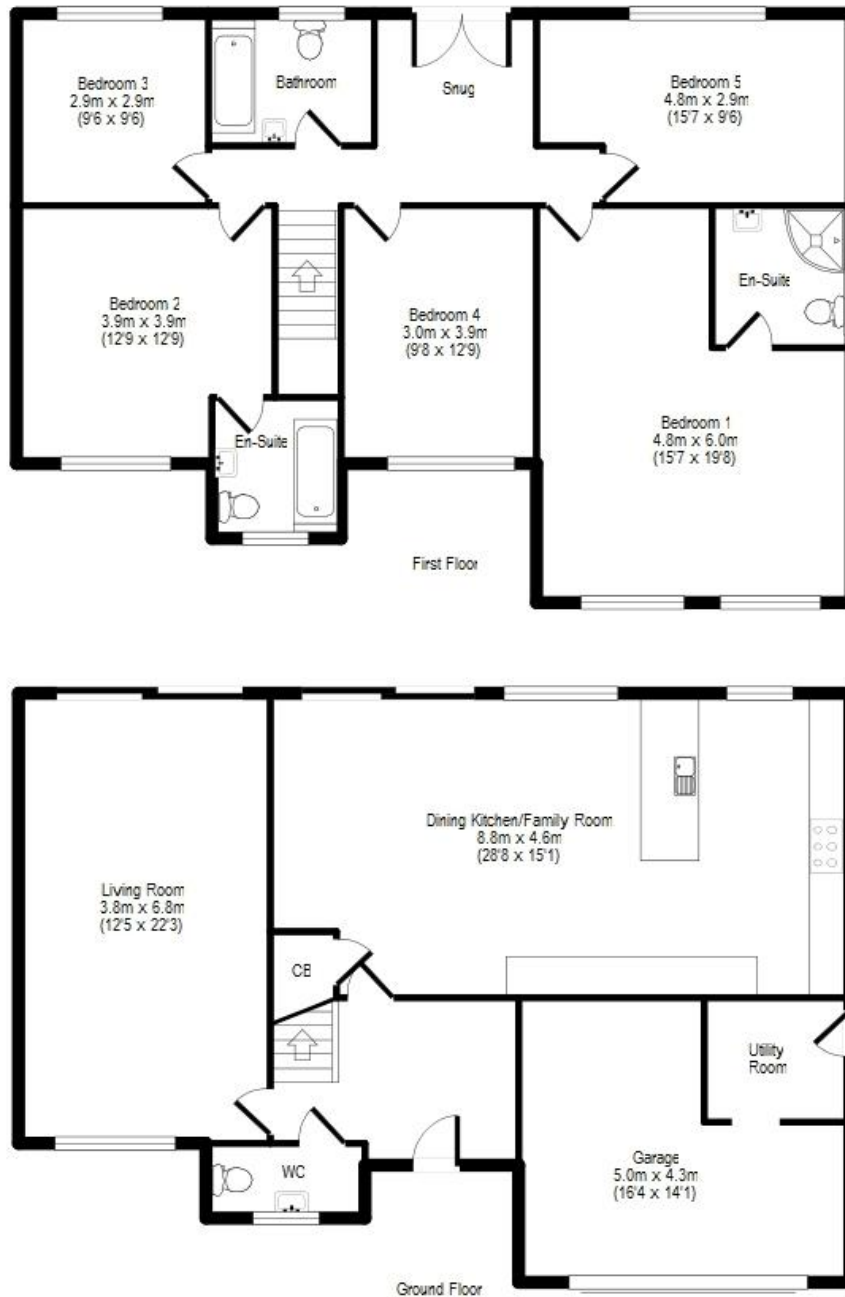
ChargeMaster electric car charge point. A lawn grass banking that is well maintained gives this house great kerb appeal. To the rear of the property, you will find an amazing, enclosed garden that is child friendly and simply great for those summer days and entertaining. The large lawn garden with raised bedding area's is completed by a large patio area which can be accessed via two separate bi-folding doors from the lounge and the family room and stretches to the side of the property where you can enjoy the spectacular views. There is external lighting, power sockets and a cold water tap. The house has a Google Nest Security system with Google doorbell, and two external security cameras front and rear which can be access via your mobile phone.

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197 sq. m / 2121 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.  
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