

MARSH & MARSH PROPERTIES

6 Westroyd Villas, King Cross, Halifax, HX1 3LS

£350,000



If you are looking for the perfect family home, situated in a quiet and hidden position, close to King Cross and Halifax town centre, then this property will certainly be of special interest. Nestled out of the way on its own crescent is this large and impressive, semi-detached, 5 bedroomed property. Its large and imposing stature creates an impressive first impression upon arriving at the property. To the front there is driveway parking for 2/3 cars on a brick paved area. To the rear is a large and open lawned and brick paved garden, fully enclosed to create a private space; ideal for children and pets. This house offers that special something that must be seen to be appreciated.

Internally the property is offered in a modern and stylish condition throughout that is ready to move in with little work required. The house boasts fantastic large rooms, with feature ceilings and displaying original features that are in keeping with the current décor. With its large and open living room, charming sitting room, immaculately presented dining kitchen, five bedrooms (four with more than ample space for double beds and one with an en-suite), large house bathroom and two cellar storage rooms.

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

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Not only does this property offer direct access into King Cross and Halifax town centre, but also provides excellent connections with the M62 motorway just 15 minutes' drive away providing quick access to Leeds, Manchester and Bradford. Also nearby is the Halifax train station which has cross Pennine connections and access to the Grand Central train service to London. The house also benefits from being within the catchment areas of outstanding primary and secondary schools, both within walking distance.

Owing to the property's fantastic internal condition, hidden location and excellent transport connections, this property is one not to be missed.

From the rear of the driveway a uPVC double glazed door, with transom window, opens into the

DINING KITCHEN



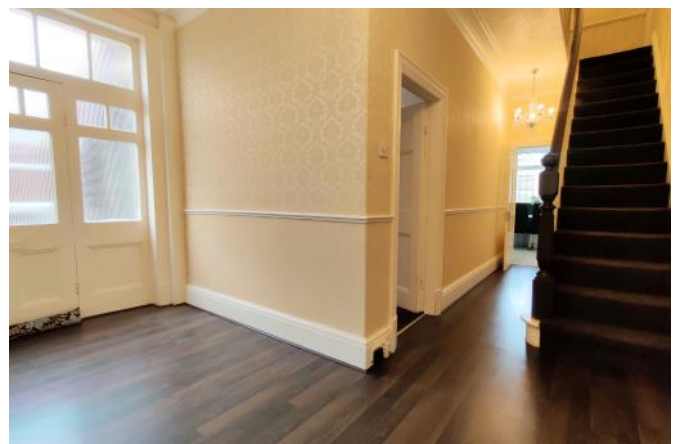
First impressions being the most important, this kitchen will certainly not disappoint. Presented with a modern style and décor and being large enough for a family sized dining table. The kitchen is bathed in light owing to the two modern style chandeliers in addition to the two uPVC double glazed windows to the front elevation. The

kitchen has laminated work surfaces to two walls, all with over and under counter cupboards and drawers. The kitchen also features a gas fireplace, on a marble hearth and with marble mantelpiece, to one side of the room. With a range style large cooker unit, stainless steel extractor hood, single radiator, fitted washing machine, splashback tiling, large tiled flooring, fitted dish washer, fitted fridge/freezer and a stainless steel sink with a stainless steel mixer tap.



From the kitchen a wooden door opens into the

HALLWAY



This large, grand and open hallway provides a charming communal area, linking the whole of the

ground floor. With a wood laminate flooring, dado rail, cornice to ceiling, single radiator and two central chandelier style light fittings.

From the hallway wooden doors open into the

LIVING ROOM



This beautifully presented, large and spacious living room offers an ideal family room and presents some charming features, such as the large cornice to ceiling and shallow box style ceiling design. The large bay window, to the rear elevation, provides the perfect outlook over the garden whilst bathing the whole room in natural light. A central gas fireplace, on a marble hearth and with a marble mantelpiece, creates a

charming feature for the whole room. With its carpeted floor, central chandelier style light fitting, double radiator and television access point.

SITTING ROOM



The sitting room, which could also be used as a dining room, is currently used as a further family communal area. Another light and bright space owing to the dual aspect uPVC double glazed windows to the rear and side elevations. Again the room benefits from a gas fireplace, creating a central feature, with a marble hearth and mantelpiece. With a central chandelier, cornice to ceiling, carpeted floor, single radiator and television access point.

REAR PORCH



The rear porch provides access to the garden as well as being a charming place to sit back and relax in its traditional style wooden construction with glazed panels. With a tiled floor and central light fitting.

From the hallway carpeted stairs lead up to the

LANDING



A large and open landing area, with a carpeted floor, three central light fittings, cornice to ceiling and double radiator.

From the landing a wooden door opens into the

MASTER BEDROOM



This large master bedroom offers more than ample space for a super king sized bed along with additional bedroom furniture. The room is bathed in natural light owing to its large uPVC double glazed bay windows to the rear elevation. With a carpeted floor, cornice to ceiling, central chandelier and a double radiator.

From the master bedroom, or landing (due to being a "Jack and Jill" style), wooden doors open into its

EN-SUITE



A well-presented en-suite that makes excellent use of the space on offer. With a corner shower cubicle, vanity inset washbasin, close coupled toilet, tiled floor, tiled walls, uPVC double glazed window to the side elevation and central light fitting.

From the hallway wooden doors open into

BEDROOM 2

Another spacious bedroom that offers plenty of space for a king sized bed along with additional bedroom furniture. Its dual aspect nature again provides ample natural light, with uPVC double glazed windows to the rear and side elevations.

With a carpeted floor, double radiator, central light fitting and cornice to ceiling.



BEDROOM 3



Again a double bedroom with plenty of space for a double bed and furniture. With a carpeted floor, single radiator, uPVC double glazed window to the front elevation, central light fitting and cornice to ceiling.

HOUSE BATHROOM



A beautiful house bathroom that is presented in a charming style, in keeping with the house's décor and traditional features. The bathroom features dual aspect uPVC double glazed windows to the front and side elevations. With a free standing bowl style bath, pedestal washbasin, rainfall style shower cubicle, close coupled toilet, tiled floor, tiled walls, central light fittings and stainless steel towel radiator.

From the landing a carpeted staircase leads up to the

UPPER LANDING

With a carpeted floor, Velux window, single radiator and eaves cupboard storage.

From the upper landing wooden doors open into

BEDROOM 4



A large upper floor bedroom that offers ample space for a double bed and additional furniture. A set of eaves fitted wardrobes provides ample additional storage space. With a carpeted floor, two Velux windows, beamed ceiling, double radiator and central light fitting.

BEDROOM 5



This bedroom is ideal for use as a child's bedroom, guest room or for use as a work from home office space. With a carpeted floor, double radiator, Velux window and central light fitting.

From the kitchen stone stairs lead down to the

CELLARS



A fantastic set of cellars that provides ample storage space and is presented in a clean and usable condition. The first section is a large cellar, featuring an original meat stone slab in the centre of the room. With a uPVC double glazed window to the front elevation, stone shelving, vinyl floor and central light fitting.

The second room provides further storage space again presented in a clean and usable condition. With a vinyl floor, central light fitting and featuring laminated work surfaces to one side of the room.

GARDENS

To the rear of the property are the enclosed lawned and brick paved patio areas; an ideal space for children and pets to play in a secure environment. The lawn is to one side in front of the living room and extends to the far end of the garden with the rest being brick paving. The

garden provides access to the front driveway via a wooden gate and access to the central pathway via another wooden gate.



PARKING



To the front of the property is a brick paved driveway, bordered by stone wall and wooden fence, which offers parking for up to three cars.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

DIRECTIONS

From Halifax town centre, head towards King Cross on Burdock Way (A58) for one mile. Just after Tesco supermarket turn right onto Queens Road just after Papa Johns and travel to the crossroads and turn right onto King Cross Road and then take the second left onto West Royd Close. The property will be located on your left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HX1 3LS

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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representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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227 sq. m / 2442 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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