

MARSH & MARSH PROPERTIES

3 Hardy Place, Hove Edge, HD6 2PW

£325,000



Nestled away on a quiet and peaceful cul-de-sac, in the heart of the highly sought after Hove Edge, is this three-bedroomed detached property. The ideal family home or property for a professional couple looking for a well presented house. The house benefits from ample private parking with a long drive to the front elevation offering space for a car, with an additional secure parking space provided by the garage to the rear of the drive. To the front is a spacious lawn creating a charming kerb appeal and welcoming first impression upon arrival. To the rear is a fully enclosed garden, creating the ideal place to sit out and relax or for children and pets to play. With something for everyone this property will certainly catch your eye.

Internally the property offers a generous amount of space and is presented with a modern style throughout. The house features a spacious living room, light and bright dining room, rear conservatory seating area, well-appointed kitchen, three bedrooms (two offering ample space for a double bed along with additional bedroom furniture), house bathroom and a part-boarded storage loft. Just step inside and you will be impressed with everything on offer with this warm and welcoming property.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

The property has good transport links to local and wider areas, with easy access to Brighouse, Hipperholme and Halifax and, due to the good access onto the M62 motorway, has fast routes to Leeds, Bradford and Manchester. In addition, the property has easy access to Brighouse bus and train stations, providing regional connections. There are also good primary and secondary schools both within short walking distance from the property.

Owing to the fantastic level of features on offer with this welcoming family home an appointment to view is essential in order to fully appreciate everything on offer.

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

HALLWAY

With a carpeted floor and central light fitting.

From the hallway a wooden door opens into the

LIVING ROOM



A warm and welcoming living room offering ample space for a three piece suite along with additional

furniture. This bright and cosy room features a gas fire, on a granite hearth and with wooden mantelpiece, creating a charming central feature for the whole room. With its central light fitting, carpeted floor, single radiator, uPVC double glazed window overlooking the rear garden and television access point.



From the living room a wooden door opens into the

DINING ROOM



The dining room offers ample space for a large family dining table and creates the perfect room for family meals or entertaining. The room also offers additional storage space with an under

stairs storage space. The room receives plenty of natural light owing to the French uPVC double glazed doors opening into the conservatory. With a tiled floor, central light fitting and single radiator.



From the dining room French doors open into the

CONSERVATORY



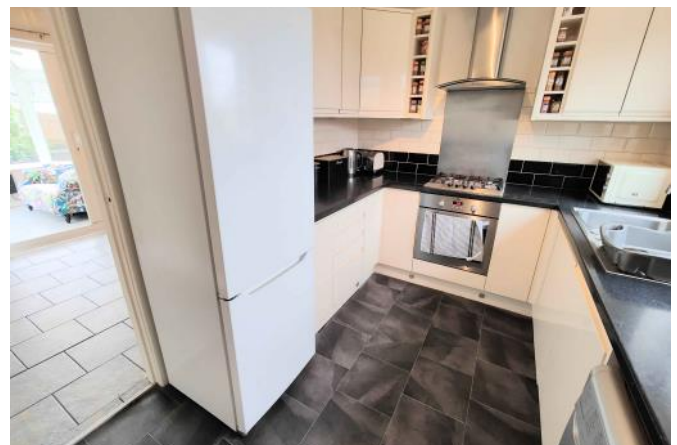
A light and bright space, ideal to sit out and relax overlooking the garden to the rear elevation. The conservatory provides access to the rear garden via a uPVC double glazed door. With a tiled floor, central light fitting and wall mounted heater.

From the hallway, or dining room, wooden doors open into the

KITCHEN

A well-appointed kitchen, benefitting from laminated work surfaces in a “U” shape offering ample work space, all with over and under counter cupboards and drawers. With an integrated hob, integrated oven, stainless steel extractor hood, integrated dishwasher, plumbing for a washing machine, splashback tiling, vinyl flooring, uPVC double glazed window to the front elevation, omni-directional ceiling spotlights,

space for a fridge/freezer and a stainless steel sink with stainless steel mixer tap.



From the hallway carpeted stairs lead up to the

LANDING

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

From the landing wooden doors open into

BEDROOM 1

A spacious master bedroom offering ample room for a double bed along with additional bedroom furniture. A bulk head cupboard provides

additional storage space and features a radiator installed for drying. The room features two uPVC double glazed windows providing plenty of natural light in addition to views over the garden to the front. With a carpeted floor, single radiator and central light fitting.

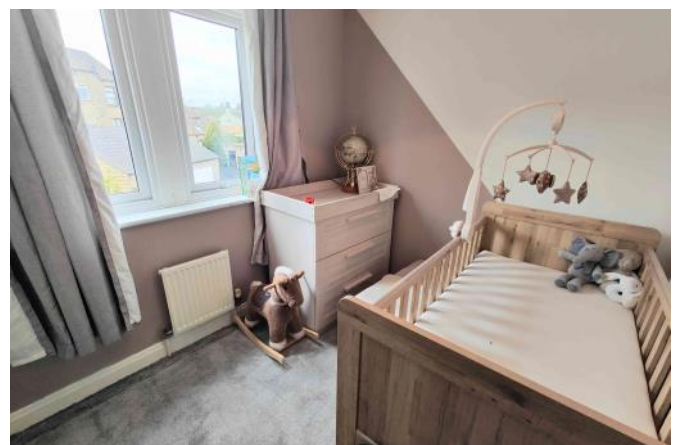


BEDROOM 2

Another generous bedroom, again offering space for a double bed along with additional bedroom furniture. With a uPVC double glazed window to the front elevation, carpeted floor, single radiator and central light fitting.



BEDROOM 3



An ideal room for a guest bedroom, work from home office or child's bedroom. With a uPVC

double glazed window to the rear elevation, carpeted floor, single radiator and central light fitting.



BATHROOM



A well laid out house bathroom utilising the space on offer to create a highly functional room. With a panel bath, over bath electric shower, pedestal washbasin, single radiator, frosted uPVC double glazed window to the front elevation, close coupled toilet, single radiator, central light fitting, extractor fan, splashback tiling and vinyl flooring.

From the master bedroom an access hatch with pull down ladder provides access to the

LOFT STORAGE

A part boarded loft storage space with central light fitting offering ample additional storage space for the property.

GARDENS

To the front of the property is a long lawned strip, bordering the front driveway, with pebbled section at the far end that creates a charming frontage to the property and enhances the kerb appeal.



To the rear of the property is a fully enclosed garden space, ideal for children and pets to play or to sit out and relax. From the edge of the house is a patio seating area, which leads to a lawned area, running down to the far end of the garden. At the

far end is a garden summerhouse with front decked seating area.



PARKING & GARAGE



To the front of the property there is a long tarmac driveway with parking for a car.

To the rear of the driveway is a single garage offering additional secure parking or further storage space. The garage features a central light fitting and power outlet points.

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.

DIRECTIONS

From Brighouse, after travelling 1.1 miles up Halifax Road (A644 that leads towards Hipperholme) turn right onto Upper Green Lane and then take the first left onto Spout House Lane. After 45m turn left onto Hardy Place. The property will be located on your left hand side and

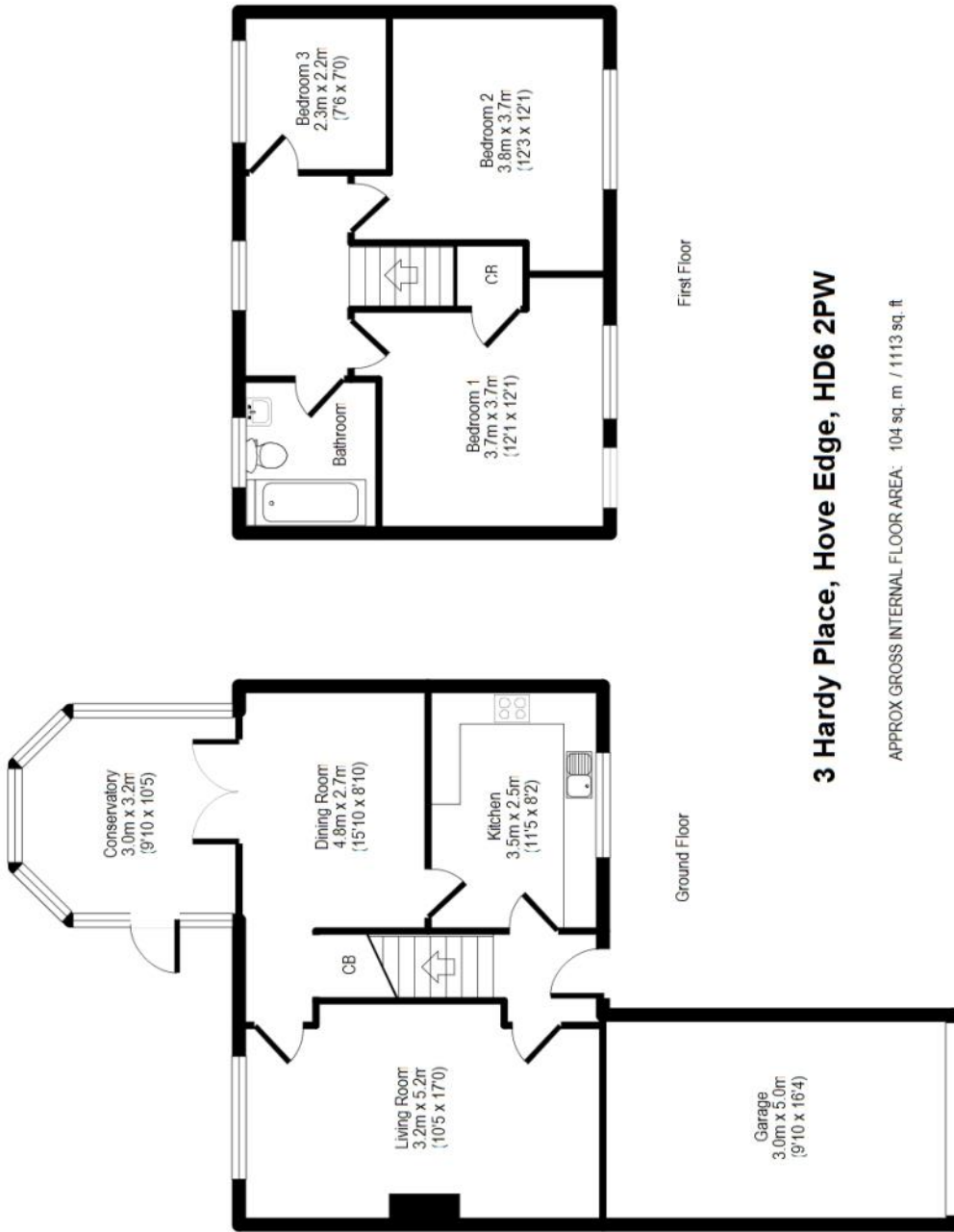
can be identified by the Marsh and Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HD6 2PW

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.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any 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.



APPROX GROSS INTERNAL FLOOR AREA: 104 sq. m / 1113 sq. ft

3 Hardy Place, Hove Edge, HD6 2PW

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. (c) Marsh and Marsh Properties

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk