

MARSH & MARSH PROPERTIES

45 - 47 Hedge Nook, Wyke, BD12 8EU

£390,000



This fully renovated, four bedroomed, detached, property is a true delight to behold. From the moment you arrive you will be immediately impressed by the love, care and attention that has been presented with this property. Featuring outstanding valley views across fields, creating an idyllic countryside feel whilst being positioned in a well-connected and peaceful residential location. Nestled away, a private gated entrance leads into a brick paved driveway offering more than ample space for 6 cars with additional storage/parking spaces provided by the two single garages to the side elevation. To the front of the property is an artificial lawned garden with patio seating area creating the perfect vantage point to sit out and enjoy the views in a fully enclosed garden.

The property has also received planning permission for a two bedroomed, detached, dwelling on the adjacent land. Plans can be found with the reference 21/01601/FUL. This offers a fantastic opportunity to purchase and add a "granny flat" or even as an investment rental property.

When you step inside you will continue to be impressed; no expense has been spared in the renovation and presentation of this beautiful property. Offered with a neutral and modern décor throughout creating an ideal living space for any growing family or professional couple looking for that special something and presents the ideal opportunity to move in with no work required. A real TARDIS, as the property feels larger internally than the external aspect suggests. With its warm and welcoming living room, spacious and highly functional dining kitchen, adjoining dining/sitting room, well-appointed shower & utility room, four bedrooms (one with en-suite WC), house bathroom and storage cellar.

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This property benefits from being within a short commute of a local outstanding primary school and good secondary schools. There are also excellent transport links to the surrounding area with Bradford being just a short 10 minute drive away, as well as quick access onto the M62 motorway offering links to Leeds and Manchester. Also, with access to either Bradford or Brighouse train stations, both with cross Pennine connections and availability to the Grand Central train service to London.

Owing to the numerous fantastic features on offer with this stunning property, including its idyllic setting, spacious internals and high quality finish, all with the advantage of the planning permission, this is the perfect property for anyone looking for that special something and certainly requires a viewing.

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

PORCH

A fantastic reception into the property providing the ideal area for coats and shoes. With a cupboard storage space, tiled floor, wall mounted coat hooks and a central light fitting.

The porch leads directly into the

DINING KITCHEN



This large and open space is the perfect communal area for the whole of the ground floor of the property. Its spacious layout and bright décor, mixed with the exposed stonework on the chimney breast, makes for a fantastic impression. The kitchen also features a log burner, set on a stone hearth and with stone mantelpiece, that creates a fantastic feature for the room and

creates an eclectic fusion of modern and traditional styles. The kitchen features wooden work surfaces to two walls, all with over and under counter cupboards and drawers, with a large central island that also functions as a breakfast bar. With a fitted range style cooker unit, extractor hood, tiled floor, under floor heating, plumbing for a washing machine, fitted dishwasher, splashback tiling, uPVC double glazed window to the front elevation, central light fitting, space for an American style fridge/freezer and an inset porcelain sink with stainless steel mixer tap.



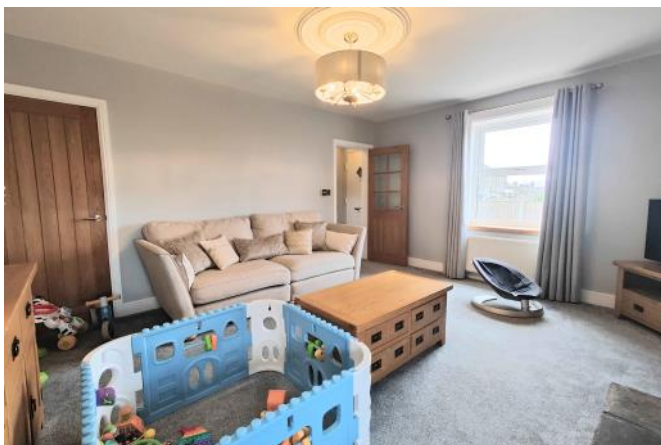
From the dining kitchen an opening leads into the

HALLWAY

With a carpeted floor and central light fitting.

From the hallway a solid wooden door opens into the

LIVING ROOM



This is the perfect location to sit back and relax and features a log burning stove, on a stone hearth and with stone mantelpiece, that creates the ideal central feature for the whole room. Owing to its dual aspect nature, with two uPVC double glazed windows to the front and side elevations, the whole room is bathed in natural light. With a carpeted floor, single radiator, under floor heating, central light fitting, ceiling rose and television access point.

From the hallway a composite door opens into the

2nd PORCH

A second porch area that is currently used as a “working porch”. The perfect trade entrance to keep the house clean.

From the kitchen a large opening leads into the

SITTING / DINING ROOM



A perfect multi-purpose room for use as a sitting room or as a more formal dining area for entertaining or family dinners. The room features a set of French doors that open out into the front garden that, linked with the uPVC double glazed window to the front elevation, also provide ample natural light. With a tiled floor, central light fitting and under floor heating.

From the sitting/dining room a wooden door opens into the

SHOWER ROOM & UTILITY ROOM

An excellent addition to the property providing ground floor facilities. The room has, to one side, laminated work surfaces with built-in cupboards that house a washing machine and dryer. With a walk-in style rainfall shower, counter inset

washbasin, close coupled toilet, stainless steel towel radiator, ceiling inset spotlights, frosted uPVC double glazed window to the side elevation, tiled floors, tiled walls, under floor heating and wall mounted mirror.



From the hallway carpeted stairs lead up to the

LANDING

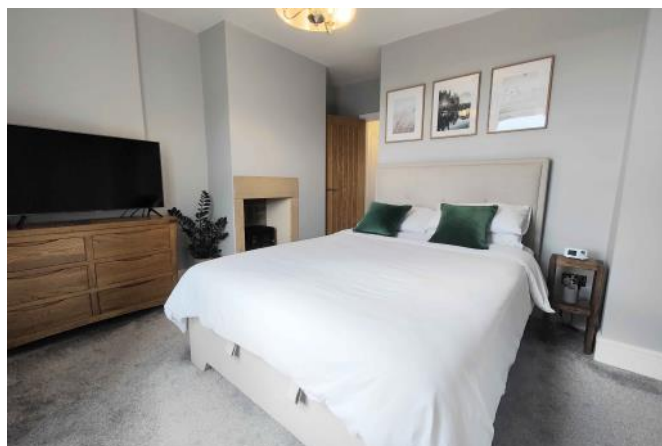
With a carpeted floor, uPVC double glazed window to the rear elevation, single radiator and three central light fittings.

From the landing a wooden door opens into

BEDROOM 1

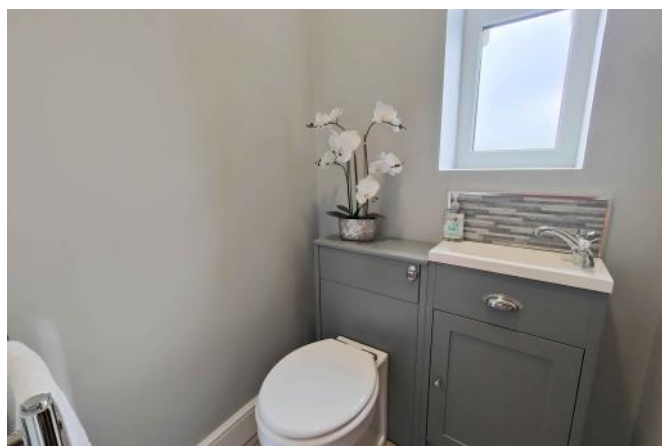


A large master bedroom offering ample space for a double bed along with additional bedroom furniture. The room features a set of fitted wardrobes to one side offering plenty of storage. There is a stone fireplace and hearth, that houses an electric stove, creating a charming feature for the room. The bedroom also features fantastic views, from its uPVC double glazed window, to the front elevation over the fields. With a carpeted floor, central light fitting and single radiator.



From bedroom 1 a wooden door opens into its

WC



Another excellent addition providing en-suite facilities. With a tiled floor, counter inset washbasin, close coupled toilet, frosted uPVC

double glazed window to the front elevation, central light fitting, stainless steel towel radiator and tiled floors.

From the landing wooden doors open into

BEDROOM 2



A generous second bedroom again offering space for a double bed and featuring a stone fireplace. Bedroom 2 also has the same views as bedroom 1 over the fields and valleys beyond. With a carpeted floor, central light fitting and single radiator.

BEDROOM 3



A good sized third bedroom, currently a nursery,

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

BEDROOM 4

A generous fourth bedroom featuring a central light fitting, carpeted floor, uPVC double glazed window to the side elevation, and single radiator.

BATHROOM



A beautifully presented house bathroom, offered with a modern style and making excellent use of the space on offer. With a panel bath, vanity inset washbasin, low flush toilet, tiled floor, tiled walls, frosted uPVC double glazed window to the front elevation, central light fitting and stainless steel towel radiator.

From the living room a wooden door opens into a short hallway, with uPVC double glazed window to the rear elevation, currently used as a storage area. From the storage area a wooden door opens onto stairs leading down to the

CELLAR

A fantastic addition offering additional storage space for the property with central light fitting and power outlets.

GARDENS

To the front of the property are the beautifully maintained and landscaped gardens. To the edge of the property is a sizable flagged patio area, providing the ideal space to sit out and relax, entertain or have a barbeque whilst enjoying the views beyond. To the edge of the patio is an artificial lawn offering an ideal space for children and pets to play. To the rear of the lawn is a wooden summer house that could also be used as an additional storage space.



secure parking for two cars or ideal additional storage space.



VIEWS



PARKING & GARAGE



GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, under floor heating to the whole of the ground floor, new insulated roof, new plumbing and wiring, security cameras, electric gates and gas central heating.

The property features a gated brick paved driveway offering parking spaces for 6 cars. There are also two single garages offering additional

There is planning permission for a detached two bedroomed house to the side, found using the reference code 21/01601/FUL.

TO VIEW

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

DIRECTIONS

From the Wyke crossroads head into Wyke on Huddersfield Road (A641) for 1.0 miles and shortly after Appleton Academy turn left onto High Fernley Road and then right onto Carr House Gate. The house will be located after 135m on the left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

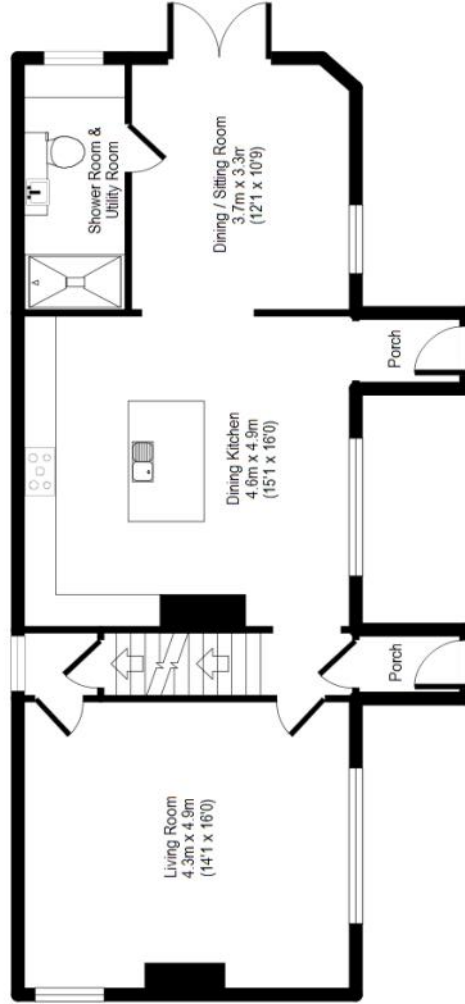
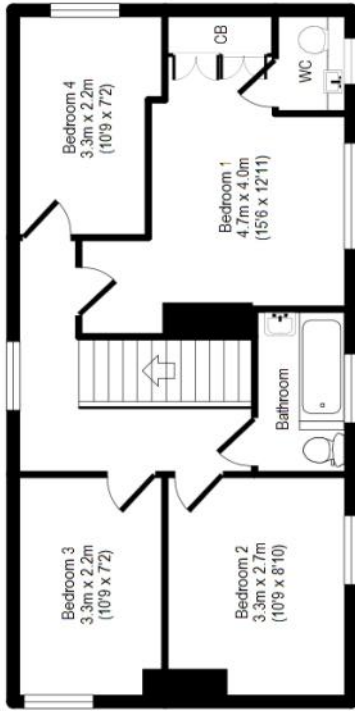
For sat nav users the postcode is: BD12 8EU

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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119 sq. m. / 1281 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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