

MARSH & MARSH PROPERTIES

1 Shibden Hall Croft, Shibden, Halifax, HX3 9XF

£520,000



Situated in the highly sought after Shibden Valley, on the well regarded Shibden Hall Croft cul-de-sac, in a lofty position, is this four bedroomed, detached, property. Offered with the added advantage of NO CHAIN, this property is certainly one not to be missed. Its lofty vantage point affords a fantastic view of the surrounding area, across fields and to the valley beyond, creating an amazing outlook for the house and gardens. The surrounding enclosed gardens offer the ideal place to sit out and relax or for children and pets to play. The house also features driveway parking for 4 cars with an additional two parking spaces in the double garage at the end of the drive.

This substantial property has plenty of space internally, making it an ideal family home for anyone looking for “that special something”. The house does require modernisation to taste that offers the fantastic opportunity for the new owners to put their own stamp on their new home. With its large and spacious living room, generous dining room, well-appointed kitchen, utility room, spacious hallway with open plan sitting room, four double bedrooms (one with en-suite) and house bathroom. Just step inside and you will immediately be impressed with the potential this property has to offer.

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The property also benefits from being well connected to the surrounding areas, being only 5 minutes from Halifax town centre and 5 minutes from Hipperholme village centre. The property benefits from excellent local bus routes, excellent train connections via Halifax town centre, with access to the Grand Central train service, in addition to being only 15 minutes away from the M62 motorway offering quick links to the major cities of Manchester, Leeds and Bradford. This property is within the catchment areas of outstanding primary and good secondary schools, with outstanding secondary schools within a short commute.

Owing to the fantastic opportunity this house has to offer, all with the advantage of NO CHAIN, an appointment to view is essential.

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

HALLWAY



A large and spacious entrance hallway that presents the ideal first impression from the moment you step into the property. The hallway benefits from a large coat closet to one side, ideal for coats and shoes, as well as an under stairs cupboard offering additional storage space. With a carpeted floor, two central light fittings and double radiator.

From the hallway wooden doors open into the

LIVING ROOM

A large and spacious living room that is bathed in natural light owing to its multi-aspect nature, with double glazed windows to three sides offering an ideal vantage point for the views to the side of the

property overlooking the valley. A gas fireplace, sat on a marble hearth, creates a fantastic central feature for the whole room. The living room has plenty of space for a three piece suite along with additional furniture. With a carpeted floor, cornice to ceiling, two single radiators, television access point and two central light fittings.



DINING ROOM

Another spacious room that creates the ideal place to entertain or for family meals. The room can accommodate a large family dining table with additional furniture. Its double glazed sliding doors not only provide access to the rear garden but offer a large amount of natural light. With a carpeted floor, cornice to ceiling, central light

fitting and double radiator.



space for anyone looking for a highly functional kitchen. The kitchen currently has laminated work surfaces to three sides, with a lower part extending into the centre of the room to create a breakfast bar, all with over and under counter cupboards and drawers. With an integrated hob, extractor hood, integrated dual oven, integrated microwave, double radiator, splashback tiling, carpeted floor, double glazed window to the rear elevation, ceiling inset spotlights, space for a fridge/freezer and a 1 ½ sink with stainless steel mixer tap.



From the kitchen a wooden door opens into the

KITCHEN



This large kitchen offers a fantastic amount of

UTILITY ROOM



An excellent addition to the property offering additional work space. A wooden door provides access to the side of the building. With two laminated work surfaces, over and under counters, vinyl floor, tiled splash backs, cornice to ceiling, central light fitting, single radiator, plumbing for a washing machine and space for a dryer.

From the hallway an archway leads into the

SITTING ROOM



An ideal place for use as a sitting room/reading room or even as a work from home office space. With a carpeted floor, single radiator, double glazed window to the front elevation, cornice to ceiling and central light fitting.

From the hallway a series of carpeted stairs lead up to the

LANDING

With a carpeted floor, two central light fittings, loft access hatch, double glazed window to the front elevation, beamed ceiling and a single radiator.

From the landing a wooden door opens into

BEDROOM 1



A spacious master bedroom that offers plenty of space for a double bed along with additional bedroom furniture. A set of fitted wardrobes, to one side, offers plenty of storage space. With a carpeted floor, two central light fittings, double glazed windows to the rear elevation and single radiator.

From the master bedroom a wooden door opens into its

EN-SUITE



A well laid out en-suite that makes excellent use of the space on offer. With a panel bath, vanity inset washbasin, low flush toilet, carpeted floor, tiled walls, single radiator, ceiling inset spotlights and frosted double glazed windows to the front elevation.

From the landing wooden doors open into

BEDROOM 2



A good sized second bedroom, again offering ample space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, double glazed windows to the rear elevation and single radiator.



BEDROOM 3



A generous third bedroom that currently houses two single beds that are surrounded by a set of fitted wardrobes, creating an ideal guest room. With a carpeted floor, central light fitting, double glazed windows to the rear elevation and single radiator.

BEDROOM 4



An ideal child's bedroom or space for a work from home office. With a carpeted floor, central light fitting, double glazed windows to the front elevation and single radiator.

HOUSE BATHROOM



A light and bright house bathroom with a panel bath, alcove inset shower cubicle, pedestal washbasin, low flush toilet, carpeted floor, tiled walls, single radiator, ceiling inset spotlights and frosted double glazed window to the front elevation.

GARDENS



To the front of the property is a large lawned area that creates a charming frontage to the property and greatly enhances the kerb appeal as well as increasing privacy.

To the side of the property is a sloped lawned section that leads down to the roadside offering a

charming backdrop to the property and provides an ideal spot to look out over the Shibden Valley. A shrub garden creates a border to the roadside, which leads into the hedge and which runs around to the rear of the property.



The rear garden has a large open lawned area, fully enclosed, that offers an ideal place for children and pets to play in a secure environment. A patio area creates the perfect place to sit back and relax or to have a barbeque. To the rear corner is a garden shed offering additional storage space.



GARAGE & PARKING

To the front of the property is a driveway that offers ample space for up to four cars.

To the rear of the drive is a double garage offering an additional two secure parking spaces.

GENERAL



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

TO VIEW

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

DIRECTIONS

From Hipperholme traffic lights, travel west towards Halifax on the A58 Leeds Road. After approximately 0.1 miles turn left (just before the pet shop "Paw Prints") onto Tanhouse Hill and continue straight for 0.7 miles (as the road changes to Halifax Old Road and Shibden Hall Road). Turn left onto Shibden Hall Croft as soon as you become parallel to the sign and then turn immediately right to stay on Shibden Hall Croft. The property will be on your left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign staked into the garden at the front of the property.

For sat nav users the postcode is: HX3 9XF

MORTGAGE ADVICE

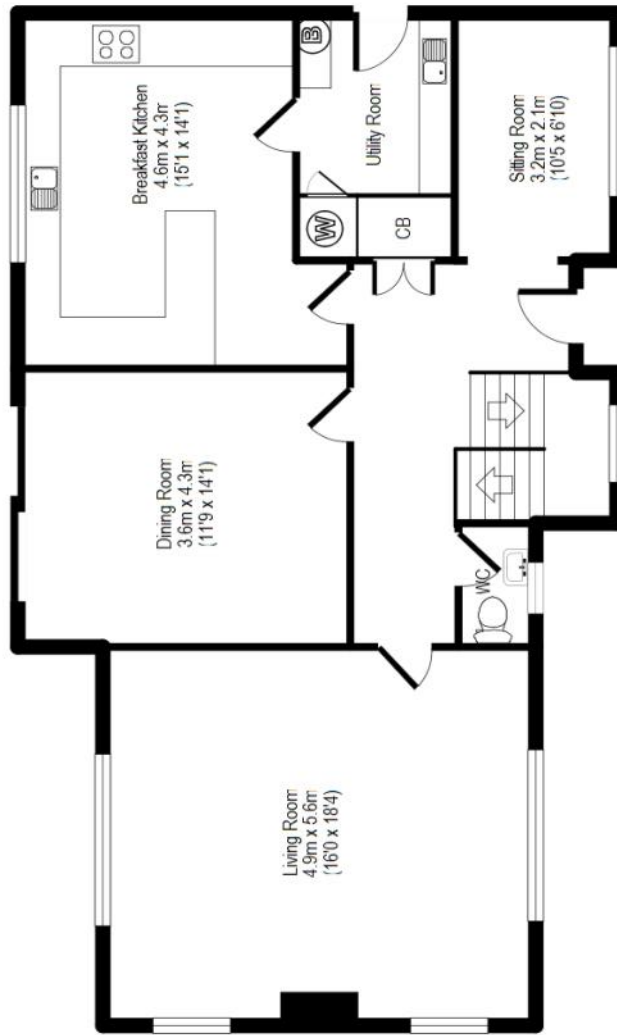
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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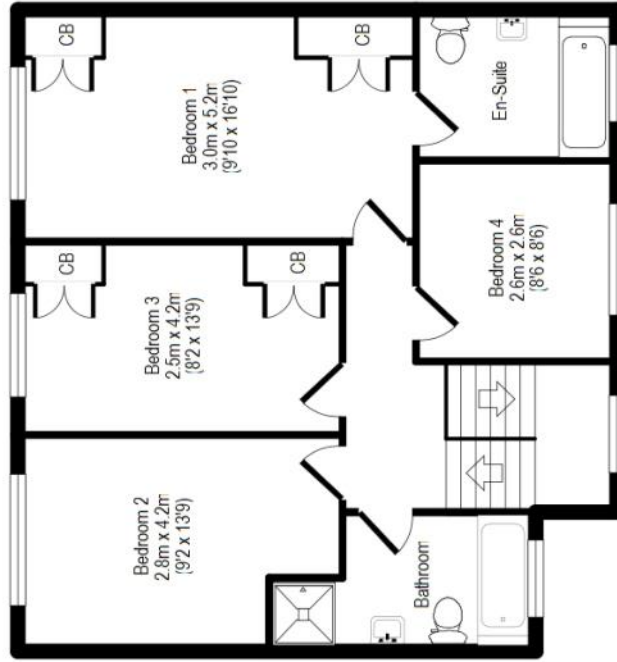
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APPROX GROSS INTERNAL FLOOR AREA: 151 sq. m / 1624 sq. ft



Ground Floor



First Floor

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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