

MARSH & MARSH PROPERTIES

14 Hawthorn Close, Clifton, HD6 1RG

£325,000



This four double bedroomed property is situated on a calm, quiet and highly sought after cul-de-sac in the Clifton village. This property is a fantastic home for anyone looking for a spacious property with ample potential, all offered with the added advantage of NO CHAIN. The house is offered in good condition and is ripe for someone looking to put their own stamp onto the property. To the rear of the property is a fully enclosed, southerly facing and private garden, featuring lawned areas and patio. The house features a long driveway offering ample parking for 4+ cars with a garage to the rear that is currently utilised as a workshop.

Internally the property offers a large amount of space, which could be configured to a variety of needs. The house features a spacious living room, conservatory overlooking the gardens, well-appointed kitchen, ground floor bedroom, shower room, three double bedrooms to the first floor and house bathroom. Just step inside this property and you will immediately see the fantastic potential on offer.

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

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The house benefits from great regional transport links - with the M62 motorway being only a 5-minute drive away and Brighouse train station, being a similar distance, with its excellent train connections and access to the Grand Central service. The property is within the catchment area of outstanding village primary and good secondary schools, both within walking distance.

Owing to the fantastic potential on offer with this property, its large and private gardens and sought after residential location, all with the added benefit of NO CHAIN, an appointment to view is essential.

From the front of the property a uPVC double glazed door opens into the

KITCHEN



A well laid out kitchen that features a “U” shaped set of work surfaces, all with over and under counter cupboards and drawers offering ample additional storage space, with part of the work surface creating a breakfast bar. The room is well lit via numerous, ceiling, inset spotlights and receives ample natural light owing to two uPVC double glazed windows to the side and front

elevations. With an integrated hob, stainless steel extractor hood, integrated dual oven, double radiator, splashback tiling, wood laminate flooring, fitted washing machine, space for a dryer, fitted dishwasher, space for a fridge/freezer and a stainless steel sink with a stainless steel mixer tap.



From the kitchen an opening leads into the

HALLWAY

An open and spacious hallway that offers access to the rear garden via a uPVC double glazed door. With a wood laminate floor, uPVC double glazed window, single radiator and two central light fittings.

From the hallway a wooden door opens into the

LIVING ROOM



A well laid out living room that offers ample space for a three piece suite along with additional living room furniture. A gas fireplace, on a marble hearth and with a wooden mantelpiece, creates a charming central feature for the whole room. The room receives ample natural light owing to two windows and glass panel wooden doors that open into the conservatory. With a wood laminate floor, central light fitting, cornice to ceiling, ceiling

rose and single radiator.



From the living room glass panel, double, wooden doors open into the

CONSERVATORY



A spacious conservatory that provides the ideal vantage point overlooking the rear gardens. With a wood laminate floor, wall mounted light fitting and a uPVC double glazed door that opens into the rear garden.

From the hallway a wooden door opens into

BEDROOM 1

A large and long ground floor bedroom that offers

plenty of space for a double bed along with additional bedroom furniture. This was originally two rooms, a dining room and office, which has been opened up to create a large master bedroom. With two uPVC double glazed windows to the side elevation, two central light fittings, carpeted floor, dado rail and two single radiators. As this room was two rooms originally there are two doorways still in place.



From the hallway a wooden door opens into the

SHOWER ROOM



A well laid out shower room that provides facilities for the ground floor. With an alcove inset shower cubicle, electric shower, pedestal washbasin, close

coupled toilet, single radiator, vinyl floor, splashback tiling, ceiling inset spotlights and an extractor fan.

From the hallway carpeted stairs lead up to the

LANDING

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

From the landing wooden doors open into

BEDROOM 2



A well-presented second bedroom, again offering space for a double bed along with additional furniture. The room features a set of fitted

wardrobes, to two sides of the room, providing ample additional storage space. With a carpeted floor, large uPVC double glazed window to the rear elevation, ceiling inset spotlights and a single radiator.

BEDROOM 3



A large third bedroom with a carpeted floor, two double glazed windows, central light fitting and single radiator.

BEDROOM 4



A spacious fourth double bedroom. With a carpeted floor, two double glazed windows, ceiling inset spotlights and single radiator.



children and pets to play. To the side of the property is a brick paved patio area creating the ideal place to relax. To the rear of the patio is a wooden shed, veg patch and greenhouse.



BATHROOM



A beautifully presented house bathroom that creates a highly functional space and in a neutral décor colour scheme. With a panel bath, over bath shower, glass splash guard, work surface inset washbasin, close coupled toilet, frosted uPVC double glazed window to the front elevation, vinyl floor, tiled walls and central light fitting.



GARDENS



To the rear of the property are the beautifully presented, fully enclosed, southerly facing gardens. The rear gardens are fully enclosed by a hedge that has a shrub border creating a private space. The large lawn creates the ideal place for





To the rear of the drive is a spacious single garage that has a workshop attached to the rear creating an ideal location for a hobby shop or a rather impressive "man cave".

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

What3words: [///fontstopictones](https://www.what3words.com/#!/fontstopictones)

Google Plus Code: P63M+P6V Brighouse

For sat nav users the postcode is: HD6 1RG

PARKING & GARAGE/WORKSHOP



To the front of the property is a brick paved patio that offers ample parking for 4 cars.

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.

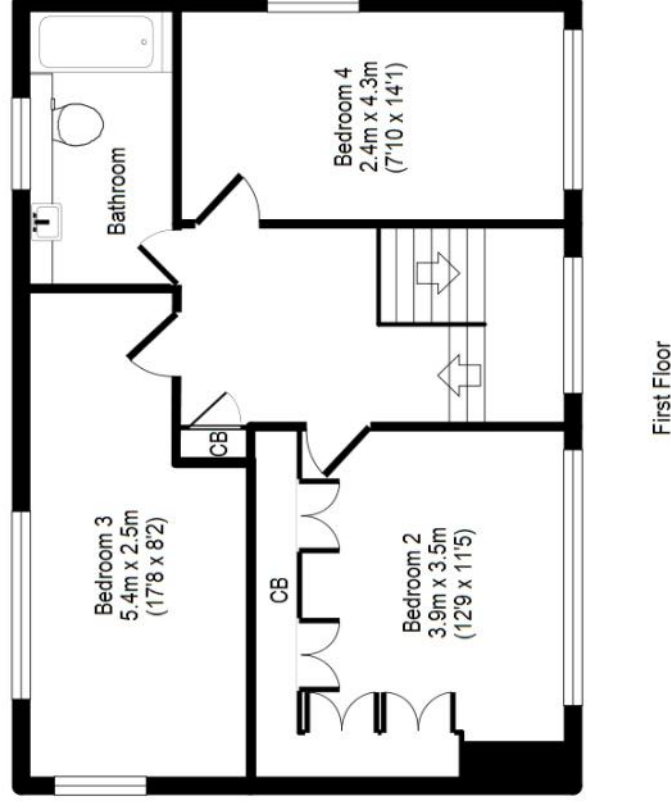
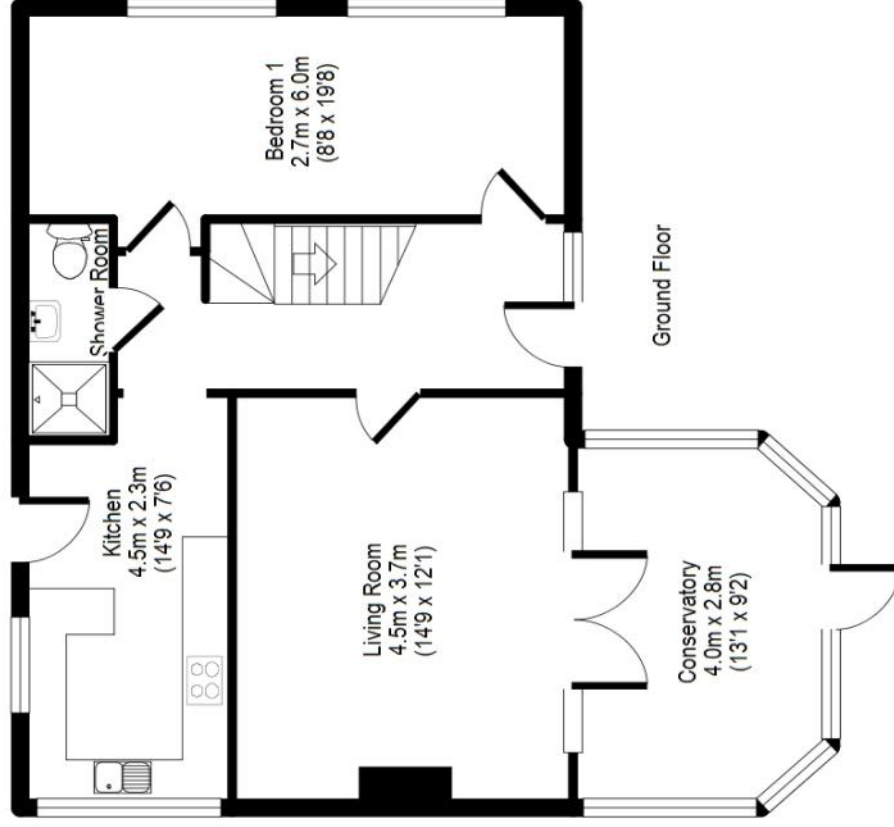
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have not been tested. Purchasers are encouraged



to satisfy themselves by inspection of the property
to ascertain their accuracy.



14 Hawthorn Close, Clifton, HD6 1RG

APPROX GROSS INTERNAL FLOOR AREA: 114 sq. m / 1223 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.

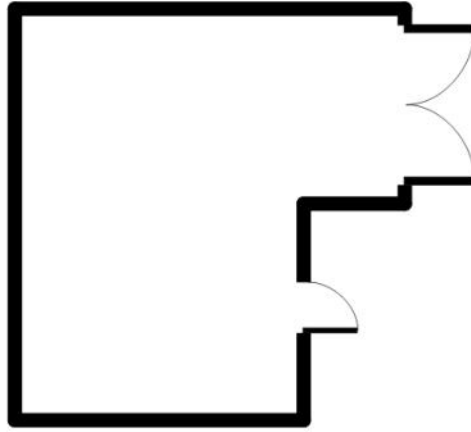
You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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Workshop - 14 Hawthorn Close

APPROX GROSS INTERNAL FLOOR AREA: 27 sq. m / 286 sq. ft



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