

MARSH & MARSH PROPERTIES

Wood Lea, Barkisland, HX4 0DE

£295,000



****AN EARLY VIEWING IS ADVISED TO AVOID ANY DISAPPOINTMENT**** Situated in the much sought after, semi-rural village of Barkisland is this delightful and well-presented three bedroom, mid-town house family home. With a highly regarded local school nearby, this home is particularly suited to a young family. However, it is also an ideal home for a professional or a retired couple. The property boasts a beautiful outlook to both the front and rear where the gardens catch the sun all day and through until sunset. In brief comprises of a spacious hallway, lounge, dining room, kitchen and a summer lounge which are all to the ground floor. The bathroom, two double bedrooms and a single bedroom are to the first floor, where you will also find access via a loft ladder to an excellent loft conversion. Externally are enclosed gardens to both elevations.

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ENTRANCE HALLWAY



This spacious hallway is accessed via a composite door where you will find an open staircase, a radiator and useful under the stair storage cupboards.

LIVING ROOM 4.0 x 4.0m (13'1 x 12'11)



Immediately you will be drawn towards the large bay window with the pleasant outlook over the front garden. Set within a tiled fireplace with a wooden surround is a living flame, coal effect gas fire. To complete this room are two radiators and an opening which takes you through to the dining room.

DINING ROOM 4.0 x 3.7m (13'1 x 11'11)



This room can comfortably house a large dining table which is perfect for those family gatherings. There is an option to knock this through to the kitchen, which would then create a spacious and modern-day living dining kitchen. There is a radiator and an abundance of natural light via UPVC patio doors which open out to the summer lounge.

KITCHEN



A range of wall and base units incorporate a stainless-steel sink with a chrome mixer tap and have a built-in electric oven, along with a gas hob and cooker extractor above. To complete the kitchen there is a space and plumbing for a

washing machine, ceiling spotlights and a UPVC window with views.

SUMMER LOUNGE 3.7 x 2.5M (11'11 x 8'2)



A superb addition to the property which takes full advantage of the beautiful views on show. Large UPVC windows to two sides provide an abundance of natural light along with a glass panel UPVC door.

LANDING

The open staircase leads up from the hallway where you will find access to the loft conversion via a pull-down ladder.

BEDROOM ONE 4.0 x 4.0m (13'1 x 12'11)



A generous size double room with built-in wardrobes, radiator and a UPVC window with stunning far reaching views.

BEDROOM TWO 4.0 x 3.7m (13'1 x 11'11)

Again, this is a generous size bedroom with a radiator and a UPVC window with a pleasant outlook across the fields and beyond.



BEDROOM THREE 1.9 x 2.8m (6'2 x 9'0)



A single room with a radiator and a UPVC window with far reaching views.

BATHROOM



With partial tiled walls, this four piece suite comprises of a bathtub, separate shower cubicle with a power shower, low flush toilet and a pedestal sink. A radiator and a UPVC window complete the room.

ATTIC ROOM 5.6 x 3.6m (18'4 x 11'9)



Converted to a high standard to provide this space which can easily be used as an occasional bedroom, an office or a kid's playroom. There is added storage space under the eaves and a Velux window with a blackout blind.

EXTERNAL



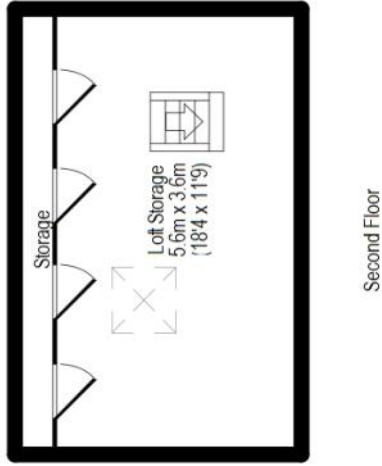
To the front of the property is a well-kept, easy on the eye, enclosed lawn garden with a stone patio

area to enjoy the evening sun. The rear garden has a beautiful outlook and catches the morning sun through to mid afternoon.



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.

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APPROX GROSS INTERNAL FLOOR AREA: 120 sq. m / 1293 sq. ft

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