

MARSH & MARSH PROPERTIES

4 Willow Park Drive, Shelf, HX3 7TZ

£450,000



It is rare and exciting when a property such as this becomes available on the open market. This four bedroomed, detached, family home is situated at the head of a quiet and peaceful cul-de-sac in the well-regarded Shelf village. Its welcoming and open frontage creates the ideal first impression from the moment you arrive; with its lawned and flowerbed front garden, creating a charming kerb appeal that borders the driveway, offering space for 3+ cars with an additional secure parking space in the single attached garage to the rear. The southerly facing nature of the rear garden creates an ideal backdrop to the property that is a real sun trap, ideal for children and pets to play. From the moment you arrive you will certainly be impressed.

Not only is the external aspect something to be excited about, but when you step inside you will certainly be delighted. Offered with a neutral and modern colour scheme throughout in a ready to move in condition, this property has plenty to offer. From its large and open plan living and dining room, well-appointed kitchen, sitting room/bedroom 4, ground floor WC, three double bedrooms to the first floor (one with en-suite) and a stunning spa style house bathroom. If you are looking for a property that is ready for you to put your own stamp onto this will be the house for you.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

The property is also only a quick 1 minute drive from Shelf village centre. It's well-connected location provides quick access to Halifax town centre - being just 10 minutes away - as well as being 15 minutes from the centre of Bradford. Halifax train station provides excellent rail connections to all the surrounding towns and cities as well as access to the Grand Central train service. The property is also within close proximity of good local primary and secondary schools.

Owing to the property's sought after location, excellent surrounding gardens and modern and neutral internal condition, an appointment to view is essential.

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

HALLWAY

A welcome reception to the property, the light and bright hallway features a carpeted floor, two central light fitting, uPVC double glazed window to the front elevation and a single radiator.

From the hallway a wooden door, or opening, leads into the

LIVING & DINING ROOM



This large and open plan space creates a real modern living environment, combining the living room and dining room into one large area, with distinct sections, that offer a unique style for the main communal area of the property. The room offers more than ample space for a three-piece suite along with a family dining table. A large gas fireplace with a stone hearth is situated to one side, in a central location, that offers a unique feature. The room is bathed in natural light owing to its dual aspect nature with uPVC double glazed windows to the front and rear elevations, a uPVC double glazed set of sliding doors opening into the rear garden and receives plenty of illumination from three central light fittings and a wall mounted light fitting. With a carpeted floor, two single radiators, one double radiator and a

television access point.

From the living & dining room a wooden door opens into the

KITCHEN



A beautifully presented, modern and stylish kitchen that utilises the space effectively to create a highly functional cooking environment. The kitchen has a "U" shaped set of laminated work surfaces, all with under or over counter cupboards and drawers. The kitchen offers access to the rear via a composite door and features a uPVC double glazed window to the rear elevation. With an integrated Neff oven, integrated Neff hob, integrated Neff microwave, fitted fridge, fitted

freezer, stainless steel extractor hood, integrated dishwasher, integrated washing machine, modern style radiator, splashback tiling, vinyl floor, central light fitting and an inset stainless steel sink with stainless steel Quooker tap.

From the landing a wooden door opens into the

SITTING ROOM / BEDROOM 4



An excellent addition to the property, this room can be utilised for a variety of uses, either as a ground floor double bedroom, a large work from home office space or as a sitting room/snug. Another dual aspect, with uPVC double glazed windows to the front and side elevations. With a central light fitting, carpeted floor and single radiator.

From the entrance hallway a wooden door opens into the

WC

A modern ground floor WC with a close coupled toilet, pedestal washbasin, stainless steel towel radiator, ceiling inset spotlights, frosted uPVC double glazed window to the front elevation, tiled floor and tiled splashbacks.



From the hallway carpeted stairs lead up to the

LANDING

A large, open and spacious landing area that offers a charming view of the rear gardens from its large uPVC double glazed window. A corner airing cupboard, that also houses the boiler, provides ample additional storage space. With a carpeted floor and central light fitting.

From the landing a wooden door opens into

BEDROOM 1



A large master bedroom that offers more than ample space for a king sized bed along with additional bedroom furniture. The room benefits

from a dual aspect nature with uPVC double glazed windows to the front and rear elevations. With a carpeted floor, two single radiators and central light fitting.



EN-SUITE



A well laid out en-suite shower room that features an alcove inset shower cubicle, pedestal washbasin, close coupled toilet, ceiling inset spotlights, frosted uPVC double glazed window to the front elevation, splashback tiling and tiled floor.

BEDROOM 2



A beautiful presented second bedroom that offers space for a double bed along with additional

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



A spacious and long third bedroom, again offering space for a double bed along with additional bedroom furniture. With a carpeted floor, Velux window, central light box and single radiator.

BATHROOM



BEDROOM 3



The beautifully presented house bathroom has a spa style feeling to it and has been finished to a high standard. With its walk in style shower space, free standing bowl bath, wall mounted washbasin, close coupled toilet, frosted uPVC double glazed window to the rear elevation, tiled floor, tiled splashbacks, ceiling inset spotlights and extractor fan.

GARDENS





To the front of the property is a large lawned area, with bordering flower beds, which creates a charming first impression to the property and certainly enhances the kerb appeal. The front garden is bordered by a stone wall and also borders the front driveway.

To the rear of the drive is a secure storage shed that has a small lawned area to the side that leads around to the rear garden.



The rear garden has a southerly facing orientation making this a real sun trap. Its patio area, to the edge of the property, creates the ideal place to sit back and relax or to have a barbeque. From the edge of the patio is a large lawned area, with adorning trees, that offers the ideal place for children and pets to play. The rear garden is bordered by stone wall and wooden fence.



PARKING & GARAGE



To the front of the property is a private drive offering space for up to four cars.

To the rear of the drive is an integral single garage offering an additional secure parking space.

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.

New boiler in Dec 2021 – Worcester Bosch 8000 30kW (with 12 year guarantee)

TO VIEW

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

LOCATION

What3words: ///emerge.cubs.books

Google Plus Code: Q53R+7P6 Halifax

For sat nav users the postcode is: HX3 7TZ

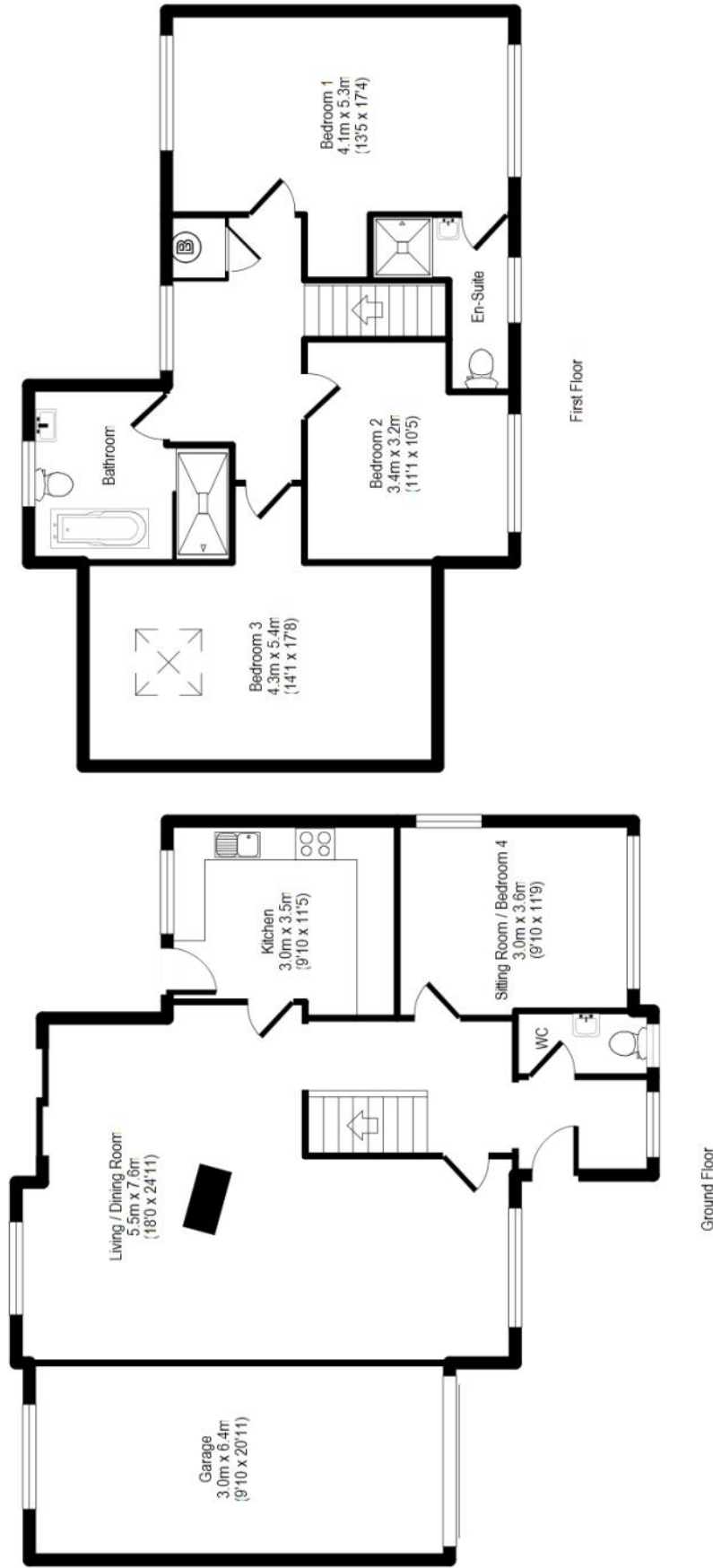
MORTGAGE ADVICE

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.

DISCLAIMER

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.

4 Willow Park Drive, Shelf, HX3 7TZ



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