

MARSH & MARSH PROPERTIES

7 Larch Close, Halifax, HX2 0SS

£245,000



This family home is perfect for a growing family or professional person/couple, looking for that special something. Nestled in a quiet residential location, surrounded by trees and with a babbling stream (Hebble Brook) running close by, this property is situated in a charming position. The house benefits from a driveway parking space, to the front elevation, with a single integral garage to the rear. The rear garden is south facing and offers the perfect place to relax or for children and pets to play. From the moment you arrive you will certainly be impressed with this property's approach.

Internally the property is well presented throughout and features good sized rooms offering a surprising amount of living space. The property is located over three floors, with a ground floor sitting room or bedroom 4, utility room and WC, first floor spacious living room and well-appointed dining kitchen, with three more bedrooms to the top floor (one with en-suite) and house bathroom.

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

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The property benefits from local outstanding primary and secondary schools, including a number of well-regarded grammar schools. The property is also only a short 5 minutes' drive from Halifax town centre with its fantastic range of shops and services. There are regular bus connections close to the property providing further access to Halifax and the surrounding area. Halifax train station presents access to its large range of rail connections including the Grand Central train service. The M62 is also a 15 minutes' drive away from this property via junction 24.

Owing to the fantastic features on offer with this charming family home, an appointment to view is essential.

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

HALLWAY



A large and long entrance hallway that creates a charming first impression from the moment you step inside. The long hallway is well illuminated via two central light fittings and features a matted entrance area, vinyl floor, double radiator and an alarm control panel.

From the hallway wooden doors open into the

SITTING ROOM/BEDROOM 4

Currently utilised as a snug/sitting room, the fourth bedroom is located on the ground floor and features large uPVC double glazed French doors that open to the rear garden. An ideal bedroom with privacy from the main part of the property; perfect for a guest room or a teenager's room. With a carpeted floor, central light fitting and double radiator.



UTILITY ROOM



A fantastic addition to the property offering a separate washing workspace. The room also provides access to the rear garden via a composite glazed door. The room features a laminated work surface to one wall and has plumbing for a washing machine, space for a dryer, double radiator, central light fitting, stainless steel washbasin, stainless steel mixer tap and an extractor fan.

WC

An excellent addition to the property offering ground floor facilities. With a vinyl floor, pedestal washbasin, close coupled toilet, single radiator

and central light fitting.

From the hallway carpeted stairs lead up to the

UPPER HALLWAY

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

From the upper hallway wooden doors open into the

LIVING ROOM



A large and open living room that offers ample space for a three piece suite along with additional furniture. The living room offers access to the

dining kitchen via a double set of glazed doors that can create an open plan space if you so wish. The living room features a gas fireplace, on a granite hearth and with wooden mantelpiece, which creates a charming central feature for the whole room. With two uPVC double glazed windows to the rear elevation, carpeted floor, central light fitting, double radiator and a television access point.



DINING KITCHEN



A large and long dining kitchen that features laminated work surfaces in an "L" shape, all with over and under counter cupboards and drawers, to one end of the room, with ample space for a family dining table to the other end of the room in

front of the double doors. With an integrated hob, integrated oven, extractor hood, double radiator, splashback tiling, vinyl floor, uPVC double glazed window to the front elevation, two central light fittings, fitted fridge, fitted freezer and an inset stainless steel sink with stainless steel mixer tap.



From the upper hallway carpeted stairs lead up to the

LANDING

A spacious landing area that features a carpeted floor, central light fitting and a loft access hatch with pull down ladder that offers a boarded loft for additional storage space.

From the landing a wooden door opens into

BEDROOM 1



A large master bedroom that offers ample space for a double bed along with additional bedroom furniture. With a single radiator, central light fitting, carpeted floor and uPVC double glazed window to the front elevation.



From bedroom 1 a wooden door opens into its

EN-SUITE



A well laid out en-suite that makes excellent use of the space on offer to create a highly functional room. With a shower cubicle, pedestal washbasin, close coupled toilet, tiled floor, single radiator, splashback tiling, central light fitting and a uPVC double glazed window to the front elevation.

From the landing wooden doors open into

BEDROOM 2



A large second bedroom that again offers ample space for a double bed along with additional bedroom furniture. With a single radiator, central light fitting, carpeted floor and uPVC double glazed window to the rear elevation.



BEDROOM 3



A well-presented third bedroom that is currently utilised as a large walk-in wardrobe. With a single radiator, central light fitting, carpeted floor and uPVC double glazed window to the rear elevation.

BATHROOM



The house bathroom offers a well-presented space, with a panel bath, vanity inset washbasin, close coupled toilet, single radiator, central light

fitting, vinyl floor, splashback tiling and an extractor fan.

GARAGE



The single garage offers a parking space for a small car or can be utilised as an ideal storage space. With its central light, concrete floor, roller shutter door and electric points. The garage can be accessed internally by a solid wooden door opening into the hallway.

GARDENS



To the rear of the property are the beautifully presented, south facing, gardens; fully enclosed to create the ideal place for children and pets to play in a secure setting. From the edge of the property

is a patio seating area that leads into an artificial lawn. The lawn has a shrub border with wooden fencing. To the rear of the garden is Hebble Brook (the property is elevated much higher than the brook – see photo) that offers a charming backdrop and provides a calming sound for the garden.



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.

LOCATION



What3words: [///splice.decay.rivers](https://www.what3words.com/#!/splice.decay.rivers)

Google Plus Code: P4P3+JX3 Halifax

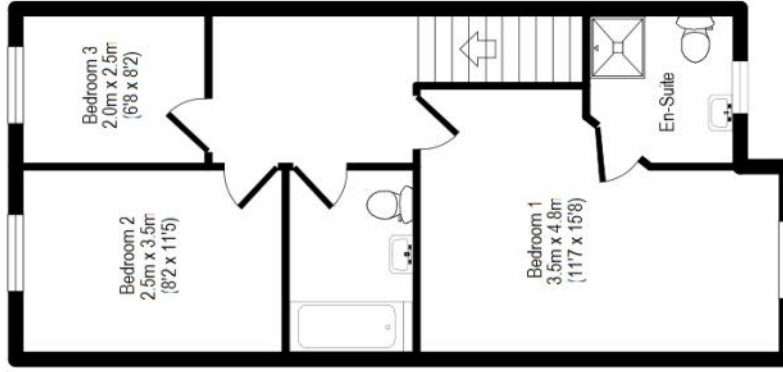
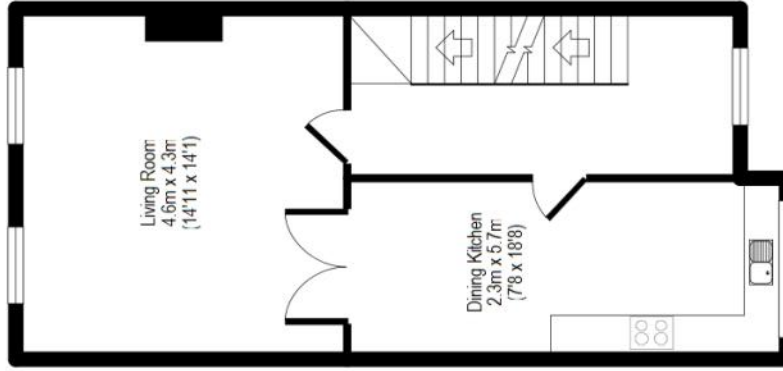
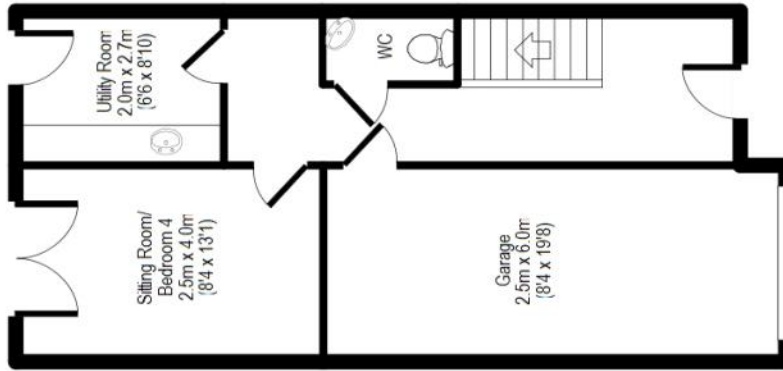
For sat nav users the postcode is: HX2 0SS

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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133 sq. m / 1428 sq. ft

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