

MARSH & MARSH PROPERTIES

308 Saddleworth Road, Greetland, HX4 8NF

£420,000



****THIS IS A STUNNING, TRUE BUNGALOW THAT DEMANDS AN EARLY VIEWING****
Situated in the much sought after location of Greetland is this beautiful THREE DOUBLE BEDROOM detached bungalow that was formerly four bedrooms. With a small alteration, it can easily be put back to four bedrooms if required. This property will suite any retired, semi-retired couple or a family as it is a large bungalow with no steps that is convenient to local shops, schools and is on a major bus route. The access to the M62 motorway is also quick and easy for anyone commuting to Leeds or Manchester. In brief comprises of a spacious and well presented entrance hall, lounge, dining kitchen, utility room (formerly the fourth bedroom), three double bedrooms and a Jack & jill house bathroom. There is a large garage, driveway, and superb gardens to the front and rear where you will also find a recently built summer garden room.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

ENTRANCE HALL



Accessed via a double glazed composite door with sidelight windows is this grand entrance hallway that has tasteful décor and sets the precedent for the rest of your visit in terms of both space and presentation. Here you will find two designer radiators, a mains smoke alarm and access to a converted loft space via a pull down ladder.

LIVING ROOM 4.7 x 3.7m (15'3 x 11'11)



With tasteful décor, this room has an abundance of natural light from the large UPVC bay window which also boasts relaxing views across the valley. To complete the room is a wall mounted, inset log effect gas fire and a radiator.

DINING KITCHEN 5.2 x 3.7m (17'2 x 11'11)



Again, this is a spacious room that is presented to a high standard with a well designed fitted kitchen that has an array of wall and base units to provide

more than enough storage space that includes a large corner larder unit and an island unit with a breakfast bar. To further compliment the kitchen are the handleless doors and the white marble worktops along with the appliances, which include an integrated Bosch dishwasher, built-in Bosch double electric oven, built-in micro-wave, and an induction hob with a stylish cooker extractor hood above. Nestled within the units is a relatively new American style fridge freezer that is not included within the sale but can be negotiated separately if desired. To complete the kitchen to a high spec is a ceramic one and a half bowl sink with a mixer tap, under unit lighting, ceiling spotlights, two low hanging pendant lights over the island unit, designer radiator and a UPVC window. Large bi-folding patio doors open to the rear garden to make those summer get gatherings run more smoothly and enjoyable.

UTILITY ROOM 1.9 x 2.7m (6'2 x 8'10)



Formerly the fourth bedroom which has been slightly modified to suite the current owners need. Here there is plumbing and space for a washing machine and a tumble dryer. A tall storage cupboard matching those of the kitchen, radiator and a UPVC window.

MASTER BEDROOM 3.8 x 3.7m (12'3 x 11'11)



A double room with a fitted bedroom suite, tasteful décor, private access to the house bathroom and a large UPVC bay window.



BEDROOM TWO 3.0 x 2.7m (9'10 x 8'10)



A double room with modern fitted wardrobes to the full length of the room, radiator and a UPVC window.

BEDROOM THREE 3.0 x 2.7m (9'10 x 8'10)

A double room, fitted wardrobes with a radiator and a UPVC window.



of natural light via three dual aspect UPVC windows this stylish suite comprises of a double ended bathtub with a mixer tap and a handheld shower head, a large walk-in glass shower cubicle with a handheld and a rainfall power shower, a floating vanity sink unit with a mixer tap and a low flush toilet. Finishing the room off to a high standard and spec is an LED lit wall mirror, motion sensor ceiling spotlights, a chrome towel radiator, and a tall designer radiator.

BATHROOM



CONVERTED LOFT SPACE

Accessed via a wooden pull down ladder is this fully converted loft with a Velux window, which provides a useful storage space which could easily be used as an occasional bedroom or an office.



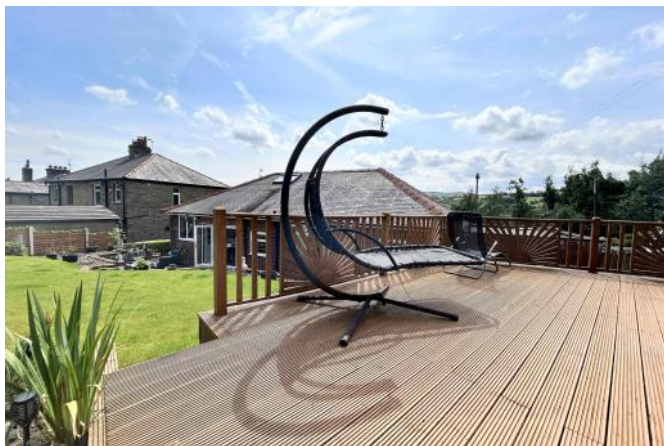
EXTERNAL



This Jack & Jill bathroom is a stunning four piece suite with the 'WOW' factor! With an abundance

To the front of the property there is a driveway for three/four cars where the currently owners park a large touring camper van. The garden is in two sections of a stone patio and a well presented garden with artificial turf. The borders are well presented with a range of plants and LED lighting and there is an external, double electric socket. The rear garden is a well presented, enclosed garden which catches the sun all day and through the evening. Here you will find a stone patio area,

a generous size lawn and two decking areas, one of which has a recently built summer room. To the side of this decking area is a beautiful water feature to make those relaxing summer days even more peaceful. There is an outside cold water tap, electric power socket and external lighting.



SUMMER HOUSE 2.5 x 2.5m (8'4 x 8'0)
Recently built with power and light.

GARAGE 3.0 x 5.0m (9'10 x 16'4)

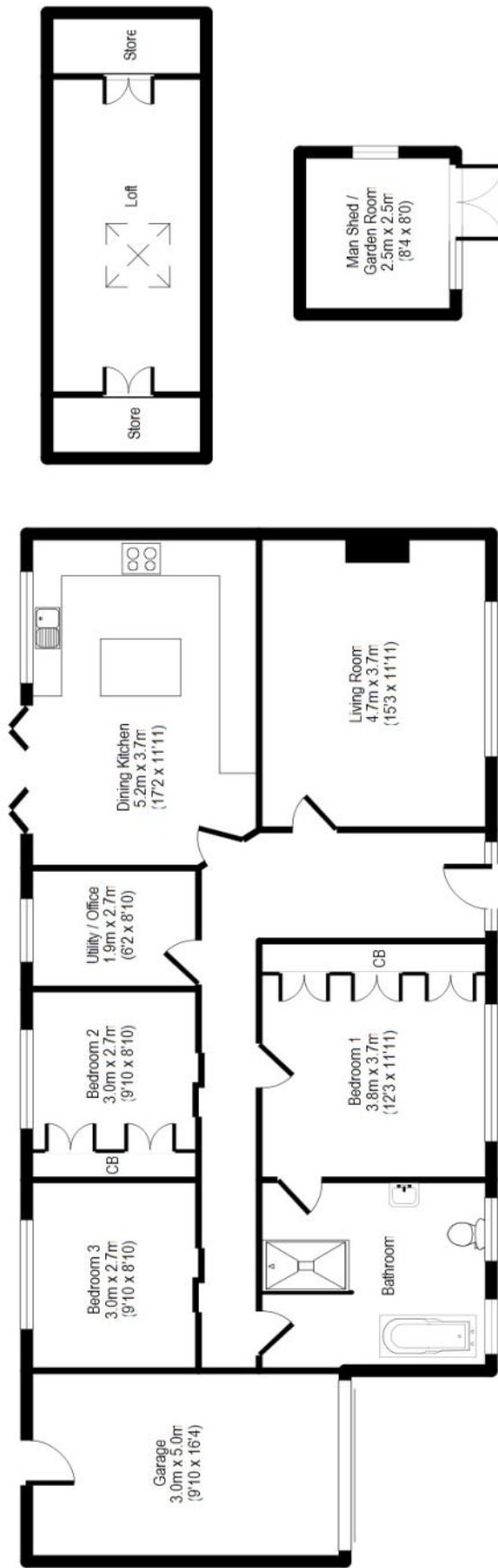
A decent size garage with a remote control electric roller shutter door, power, and light, A UPVC window and a UPVC stable door to the rear garden.

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



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

308 Saddleworth Road, Greetland, Halifax, HX4 8NF



APPROX GROSS INTERNAL FLOOR AREA: 135 sq. m / 1449 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. 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