

MARSH & MARSH PROPERTIES

7 Golding Hop Close, Fountain Head Village, Halifax, HX3 0SQ

£290,000



****ATTENTION ALL YOUNG AND GROWING FAMILIES**** A well-presented FOUR BEDROOM end town house with comfortable and versatile living space over three floors. The home features an outstanding dining kitchen with bi-folding doors that extend to the summer lounge, a large master bedroom with en-suite, and a ground-floor bedroom. Situated on the popular Fountain Head Village development, which combines a rural setting with convenient access to Halifax town centre. In brief the home comprises of an entrance hall, cloak room, bedroom four/second reception room, breakfast kitchen and a summer lounge on the ground floor. To the first floor is the lounge, with access to a balcony, bedroom three and shower room. On the second floor is the master bedroom with an en-suite shower room and bedroom two. Externally there is space on two separate driveways for two vehicles as well as two parking spots to the side of the property, an enclosed patio garden to the rear. Additionally, what was formerly a garage has now been made into a fully functional gym.

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ENTRANCE HALL

Enter the property via a composite double-glazed door into an entrance hall with Amtico flooring, designer radiator, ceiling spotlights, and mains smoke alarm.

CLOAK ROOM



A modern two-piece suite comprising of a vanity sink unit with matt black mixer tap and a low flush toilet. Along with Amtico flooring and ceiling spotlights there is a designer radiator and an extractor fan.

RECEPTION/BEDROOM FOUR 3.3 x 4.3m (10'9 x 14'1)



A room with two radiators, dual aspect UPVC

windows and blackout blinds. The current owners have smartly developed the under the stair's storage space into a compact office/games space where you will find a computer/games console desk and built in drawers.



BREAKFAST KITCHEN 5.5 x 4.3m (18'0 x 14'1)



Installed in 2022 is this modern and stylish kitchen which boasts a wide range of modern wall and base units including a kitchen island that comfortably seats four people. Along with an integrated fridge, freezer, and dishwasher there is a built-in Neff microwave oven and a gas hob with modern extractor hood. Additionally, there is a utility storage cupboard with space and plumbing for a washing machine as well as a Valiant

combination boiler which was installed in 2021. To complete this room to a high spec there is the Amtico flooring that continues in from the entrance hall, two designer radiators, ceiling spotlights, and UPVC bi-folding doors.



In this room there are two radiators, a dual aspect UPVC window and UPVC French doors that provide access to the balcony with pleasant views.



BALCONY

SUMMER LOUNGE 2.8 x 2.6m (9'2 x 8'6)



A fantastic addition to the property with triple aspect UPVC windows and UPVC French doors leading to the rear garden.

LANDING

The stairs lead up from the entrance and another staircase continues to the second floor. Here, you will also find a designer radiator and a mains smoke alarm.

LIVING ROOM 3.3 x 4.3m (10'9 x 14'1)



A peaceful and relaxing place to enjoy the morning sun and pleasant views.

BEDROOM THREE 3.6 x 4.3m (11'9 x 14'1)

A double room with fitted wardrobes and dual aspect UPVC windows.



and rainfall power shower, vanity sink unit with matt black mixer tap and a low flush toilet. To complete this room there are marble effect LVT floor tiles, a designer radiator, ceiling spotlights, an extractor fan, and a UPVC window.

SECOND LANDING

Home to a storage cupboard and loft access via a pull-down ladder to a partially boarded loft, for useful for storage. Completing this landing area there is a radiator, mains smoke alarm, and ceiling spotlights.



MASTER BEDROOM 5.5 x 4.3m (18'0 x 14'1)



SHOWER ROOM



Two modern, fitted triple wardrobes, a radiator, and dual aspect UPVC windows.

EN-SUITE SHOWER ROOM



New in 2022 is this three-piece suite comprising of a large walk-in shower cubical with a handheld

A three-piece suite comprising of a walk-in shower cubicle with power shower, a pedestal sink, and a low flush toilet. To complete this room are tasteful wall and floor tiles, a radiator, extractor fan, shaver point and a UPVC window.

BEDROOM TWO 2.6 x 4.3m (8'6 x 14'1)



A double bedroom with a large double wardrobe included in the sale of the home. As well as a radiator and dual aspect UPVC windows.

EXTERNAL



Two driveways provide parking for two vehicles where there is an electric car charging point. There are also two further parking spaces to the side of the property.

REAR GARDEN

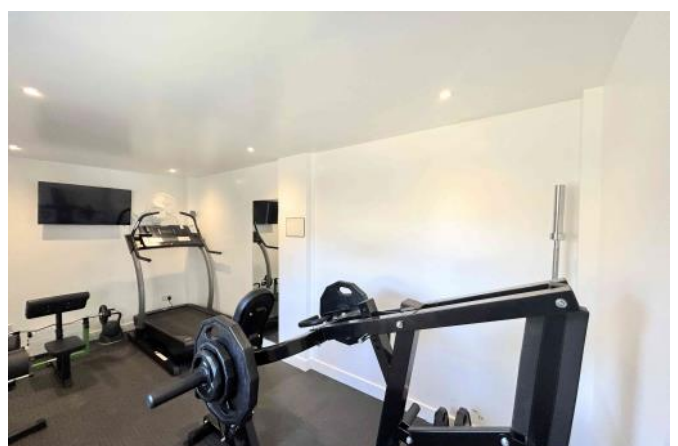
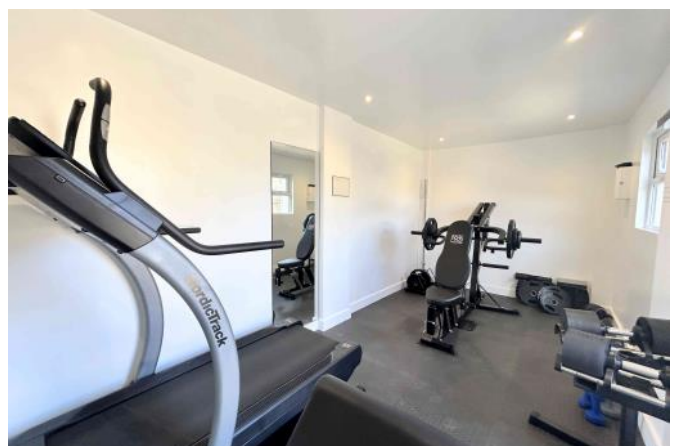


An enclosed patio garden with external lighting.



GYM 2.6 x 5.2m (8'6 x 17'0)

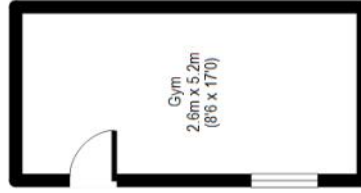
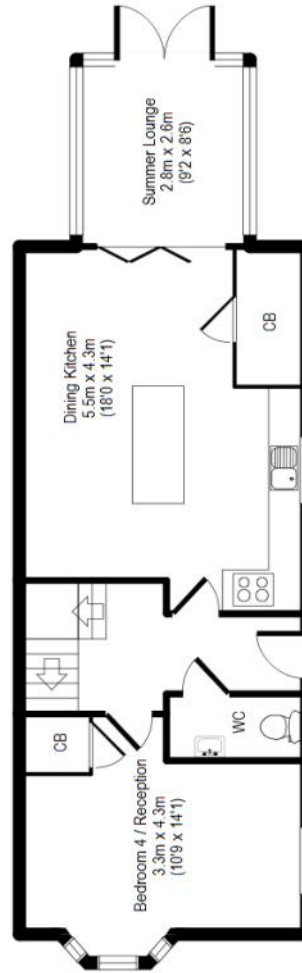
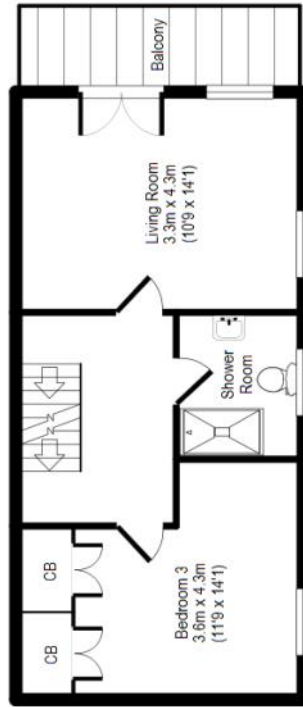
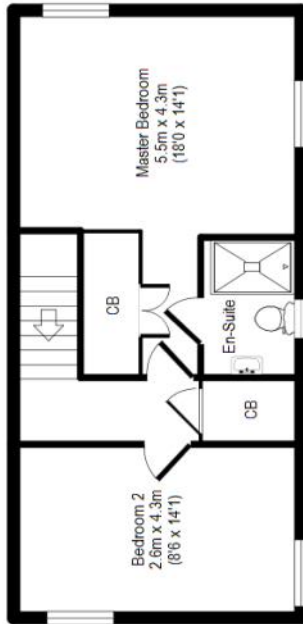
Formally a garage now used as a gym this fully insulated and damp proved space with a floating floor, UPVC windows and doors, electricity and ceiling spotlights would be an ideal place for a man shed, office, cinema room, or games room.



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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144 sq. m / 1548 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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