

# MARSH & MARSH PROPERTIES

8 Corrance Road, Wyke, BD12 9LH

£295,000



This charming, three bedroomed, semi-detached, property offers the ideal family home for anyone looking for that special something. Located in a quiet cul-de-sac, in a well-regarded location, on the outskirts of the Wyke village. This charming home is well presented and offers a charming kerb appeal owing to its large front brick paved forecourt, surrounded by low stone wall and hedge. The property also benefits from two private gardens, one to the side elevation and one to the rear elevation that creates an ideal place for children and pets to play or even sit out and enjoy a barbeque. Both gardens benefit from a southerly facing orientation offering a real sun trap.

Internally the property is well-presented, offered in a charming style and with a modern décor that creates a warm and welcoming environment throughout. With its large and open plan style living/dining room, rear (solid roof style) conservatory, large dual room breakfast kitchen, three good sized bedrooms (two with ample space for a double bed) and beautifully presented house shower room. A garage, to the side elevation, offers ample additional storage space or secure parking. Just step inside and you will be immediately impressed with everything this house has to offer.

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

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The property benefits from being just a short four-minute drive away from junction 26 of the M62 motorway, providing excellent connections to the major cities of Leeds, Bradford and Manchester. The Low Moor train station is also a short seven-minute drive away providing excellent local rail connections, including access to the Grand Central train service. The property is also inside the admission area of good primary and secondary schools, both within a short commute.

Owing to the whole host of fantastic features on offer with this house, including the two southerly facing gardens, beautifully presented internals and ample private parking, an internal inspection is essential in order to fully appreciate this property.

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

### HALLWAY

A welcoming reception to the property that is a well presented space and features a carpeted floor, double radiator, two uPVC double glazed windows to the front elevation, central light fitting and dado rail.

From the hallway a wooden door opens into the

### LIVING / DINING ROOM



A large and long living/dining room that offers ample space for a three piece suite along with a family dining table to the rear of the room. An opening for the fireplace, with stone hearth, brick back and wooden mantelpiece, offers a charming central feature for the whole room. The room is bathed in natural light owing to a uPVC double glazed bay window, to the front elevation, in addition to the bi-folding uPVC double glazed

French doors to the rear of the room. The room is well illuminated via two central light fittings to opposite sections of the room. With a cornice to ceiling, carpeted floor, three double radiators and a television access point.







From the rear of the room a dual uPVC double glazed door opens into the

### CONSERVATORY



A light and bright conservatory that benefits from a solid roof construction with uPVC double glazed windows to three sides offering a welcoming space to sit back and enjoy the rear garden. A set of uPVC double glazed French doors open out into the rear garden. With a wood laminate floor, double radiator, fitted roller blinds and electric points.

From the hallway a wooden door opens into the

### KITCHEN



A delightful dining kitchen that features two sections, separated by an arch that creates a large workspace. The room features two uPVC double glazed windows, to the rear elevation, and a composite door that opens into the side garden. The kitchen has laminated work surfaces, with cupboard storage space, to three sides and benefits from an under stairs cupboard storage space that offers the ideal pantry. With a cooker unit, extractor hood, two central light fittings, splashback tiling, vinyl flooring, double radiator, plumbing for a washing machine, space for a fridge/freezer and a stainless steel sink with stainless steel mixer tap.







From the hallway carpeted stairs lead up to the

### LANDING

With a carpeted floor, central light fitting, loft access hatch, uPVC double glazed window to the side elevation, central light fitting and dado rail.

From the landing wooden doors open into

### BEDROOM 1

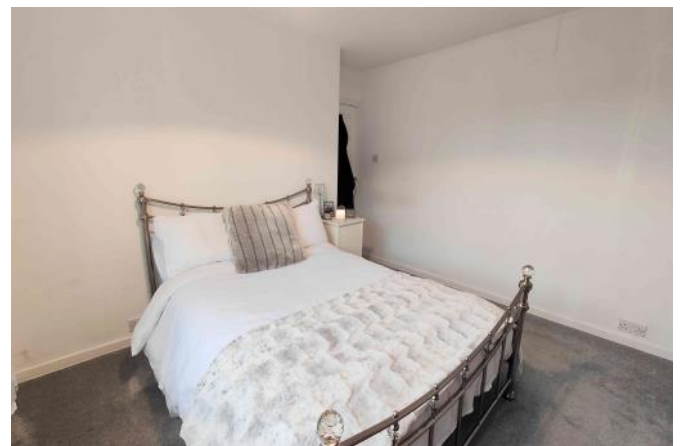


A large master bedroom that offers ample space for a king sized bed along with additional bedroom furniture. The master bedroom benefits from a uPVC double glazed bay window, to the front elevation, that provides ample natural light. With a central light fitting, carpeted floor and single

radiator.



### BEDROOM 2



Another good sized bedroom, again offering space for a king sized bed along with additional bedroom furniture. With a central light fitting, uPVC double glazed window to the rear elevation, carpeted floor and single radiator.

### BEDROOM 3

An ideal space for a guest room, child's bedroom or work from home office space. With a central light fitting, uPVC double glazed window to the front elevation, carpeted floor and single radiator.





areas, a brick paved rear area, lawned section and garden shed. To the edge of the property is a raised fish pond that offers a charming and relaxing addition to the garden; a spacious area that offers more than ample space to sit back and relax or to have a barbeque. The rear garden lends itself to a more relaxed area, perfect for entertaining.

### SHOWER ROOM



A beautifully presented house shower room that is offered with a modern design and style that will certainly impress and makes excellent use of the space on offer. With a walk-in style shower cubicle, rainfall style shower head, glass splash guard, vanity inset washbasin, close coupled toilet, two frosted uPVC double glazed windows to the rear and side elevations, splashback tiling, vinyl flooring, ceiling inset spotlights and extractor fan.

### GARDENS

This property benefits from two gardens, both facing a southerly orientation. The garden, to the rear of the property, offers two patio seating



To the side of the property is a fully enclosed patio and lawned garden, boarded by a wooden fence, which creates the ideal place for children and pets to play in a secure environment. To the rear corner of the garden is a patio area that provides ample seating space; a real treat that provides a family friendly space for the property.





### **PARKING & GARAGE**

To the front of the property is a brick paved parking forecourt, offering ample space for 5+ cars.

At the rear of the forecourt is a 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 and gas central heating.

### **TO VIEW**

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

### **LOCATION**

What3words: [///like.stray.ocean](https://www.what3words.com/#!/like.stray.ocean)

Google Plus Code: P6MM+HJ Bradford

For sat nav users the postcode is: BD12 9LH

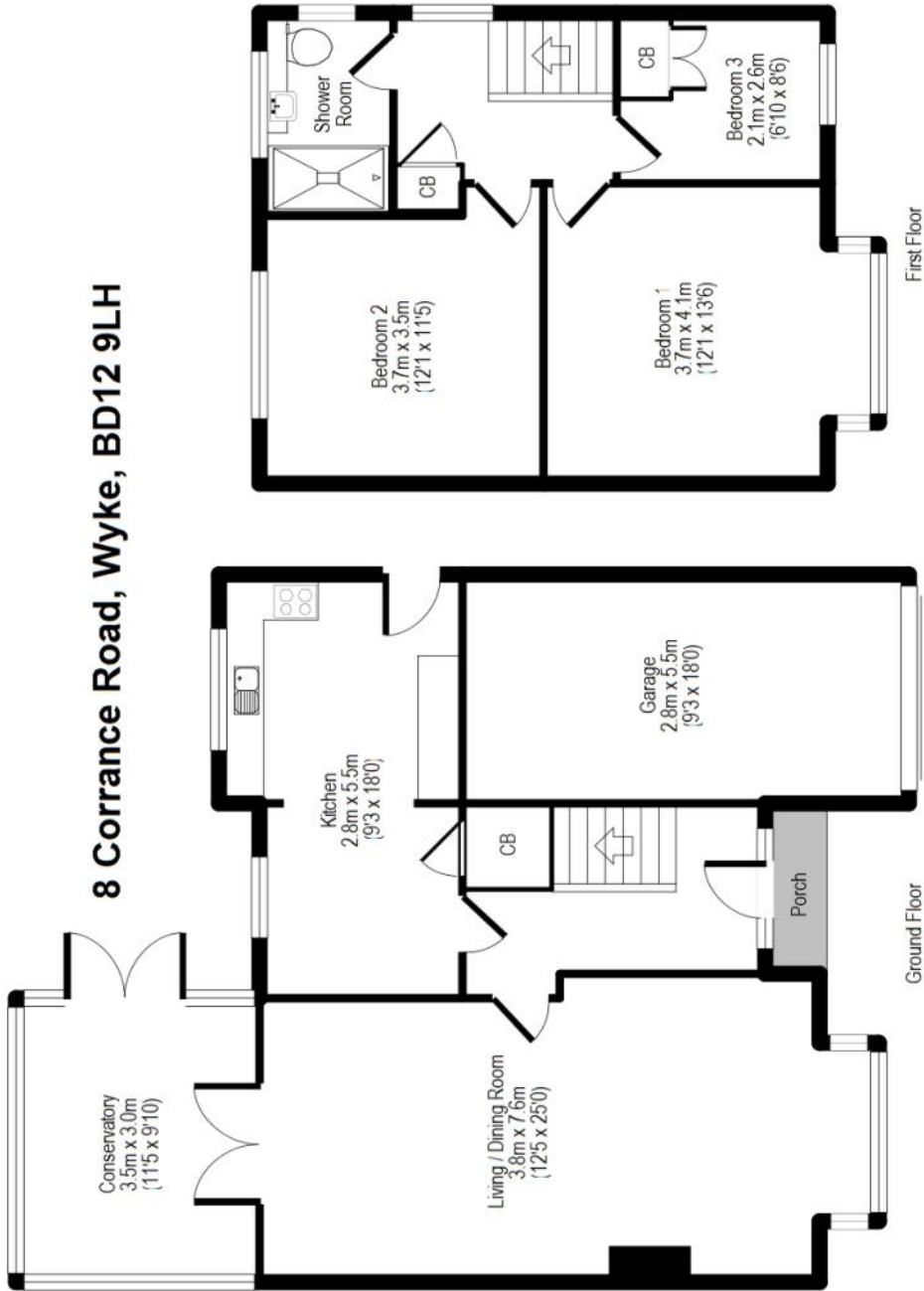
### **MORTGAGE ADVICE**

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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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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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

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