

# MARSH & MARSH PROPERTIES

215 Halifax Old Road, Huddersfield, HD2 2SL

£295,000



Looking for the perfect family home; a house that has a fantastic amount of internal space, with charming views to the rear - this will be the house for you. This four double bedroomed, detached, property is situated in a lofty position, on the outskirts of Huddersfield, in a well-connected location and with wooded surround. A fantastic family home, featuring charming surroundings, a low-maintenance south facing rear patio and lawned garden and a large parking forecourt offering spaces for 3 cars.

Internally the property is offered with a modern style and décor, being neutrally decorated throughout, offering the potential to move in with little to no work required. The house has an unusual “upside down” layout with the large living room (featuring stunning far reaching views), spacious dining room, well-appointed kitchen and WC, all being on the top floor. The four double bedrooms (one with en-suite) and house bathroom are on the lower ground floor and with a garden room being on the lower level leading directly out into the garden. If you are looking for a charming property, with a large amount of space, this will certainly be something that requires further investigation.

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

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The property benefits from being in a very well-connected location, with access onto junction 24 of the M62, in just 5 minutes, to the major cities of Leeds, Manchester and Bradford. The property is also just a 5 minute drive from Huddersfield town centre offering excellent shops and services. The property also benefits from being close to good local schools within a short commute. There are also regular bus services in the surrounding area, providing quick access to local towns, in addition to the excellent train station in Huddersfield.

Owing to the whole host of features on offer with this property, including the south facing garden, large rooms and ample parking spaces, an appointment to view is essential.

From the front of the property a uPVC double glazed door opens into the

### HALLWAY

A welcome reception into the property that is light and bright and provides access throughout the ground floor level of the property. With a wood laminate floor, uPVC double glazed window to the front elevation, two central light fittings, single radiator and loft access hatch.

From the hallway a large opening leads into the

### LIVING ROOM



The pièce de résistance of the property, the large and long living room features a wall of windows and sliding doors (with Juliet balcony) that provides the ideal vantage point for the fantastic views to the rear south facing orientation. The room, in turn, is bathed in natural light creating the perfect place to sit back and relax. With a carpeted floor, three central light fittings, single

radiator, double radiator and television access point.



From the hallway an opening leads into the

### DINING ROOM





A spacious dining room that offers more than ample space for a large dining table along with additional furniture. The room is dual aspect with uPVC double glazed windows to the side and rear elevations. With a carpeted floor, central light fitting and single radiator.



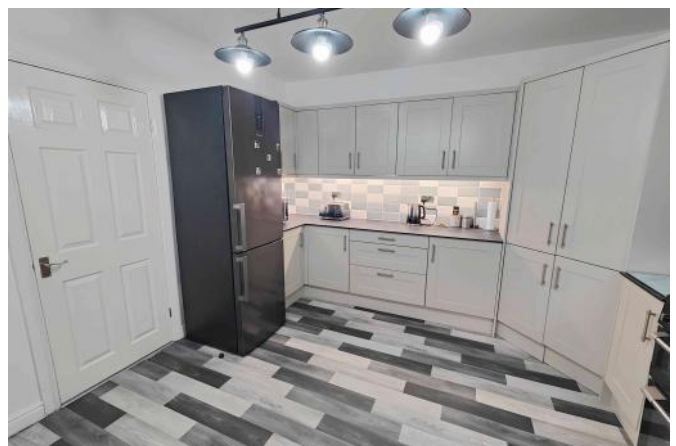
From the hallway a wooden door opens into the

## KITCHEN



A stylish and modern kitchen that is well laid out in a highly functional format and features laminated work surfaces to three walls. The kitchen has more than ample over and under counter cupboards and drawers offering plenty of storage space. With a range style cooker unit,

extractor hood, splashback tiling, vinyl flooring, two uPVC double glazed windows to the front elevation, integrated dishwasher, central light fitting, space for a fridge/freezer, plumbing for a washing machine and a 1 ½ stainless steel sink with stainless steel mixer tap.



## WC

An excellent addition to the ground floor of the property with a vinyl floor, single radiator, close coupled toilet, vanity inset washbasin, tiled splashbacks, central light fitting, extractor fan and uPVC double glazed window to the side elevation.

From the ground floor carpeted steps lead down to the

## LOWER LANDING

With a carpeted floor, two central light fittings and double radiator.

From the lower 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. The master bedroom presents a charming view over the gardens and views to the

rear elevation from its uPVC double glazed window. With a carpeted floor, central light fitting and single radiator.



From the lower landing wooden doors open into

### BEDROOM 2



From the master bedroom a wooden door opens into its

### EN-SUITE

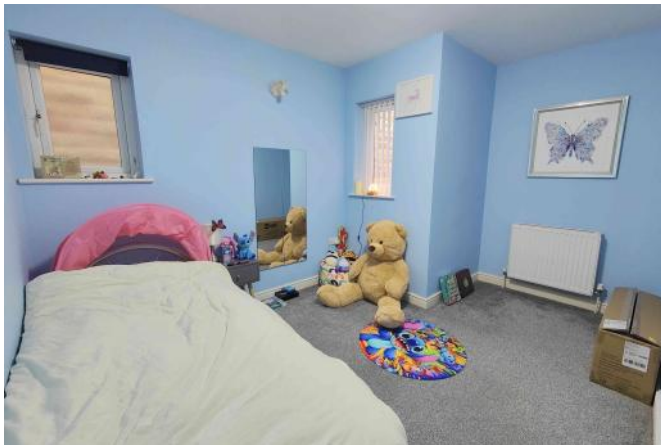
A well laid out en-suite shower room that makes excellent use of the space on offer to create a highly functional room. With a vinyl floor, pedestal washbasin, close coupled toilet, corner shower cubicle, tiled splashbacks, central light fitting, stainless steel towel radiator, uPVC double glazed window to the side elevation and extractor fan.

Another generous double bedroom and, like the master bedroom, has views over the gardens to the rear elevation from its uPVC double glazed window. With a carpeted floor, central light fitting and double radiator.

### BEDROOM 3

A spacious double bedroom that has a unique shape and features a dual aspect uPVC double glazed windows to the side and rear elevations. With a carpeted floor, central light fitting and double radiator.





#### BEDROOM 4



A large fourth bedroom, again being dual aspect with uPVC double glazed windows to the side and

rear elevations. With a carpeted floor, central light fitting and double radiator.

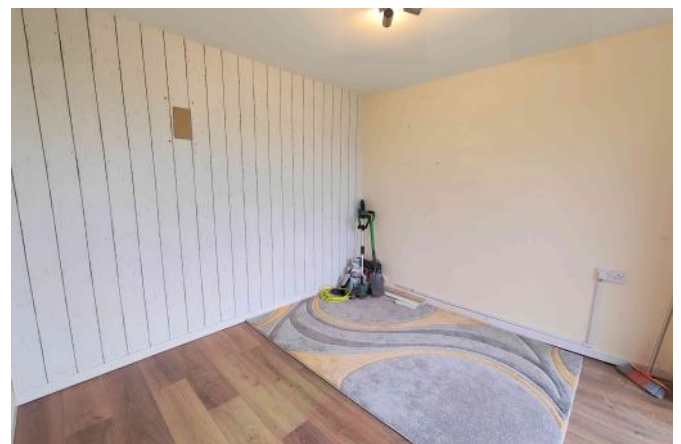
#### BATHROOM



A well-presented house bathroom with an alcove inset tiled panel bath, over bath shower, tiled walls, vinyl floor, close coupled toilet, vanity inset washbasin, central light fittings, extractor fan, uPVC double glazed window to the side elevation and double radiator.

From the lower landing a carpeted staircase (with a uPVC double glazed door opening to the rear) leads down to the

#### GARDEN ROOM





The garden room is a fantastic addition to the property. Perfect for a work from home office, second sitting room or even the prime location to turn into a home bar. The garden room has bi-folding double glazed doors that lead out directly to the garden. With a wood laminate floor and central light fitting.

### GARDENS



To the rear of the property are the charming, low-maintenance, south facing, patio and lawned gardens. With its wooden border fence and corner garden shed. The garden is the ideal place to sit back and relax and enjoy the far reaching views beyond.

### PARKING



To the front of the property is a brick paved forecourt that provides parking for three cars.

### 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: [///movie.reds.stiff](https://www.what3words.com/#!/en/movie.reds.stiff)

Google Plus Code: M674+M7C Huddersfield

For sat nav users the postcode is: HD2 2SL

### MORTGAGE ADVICE

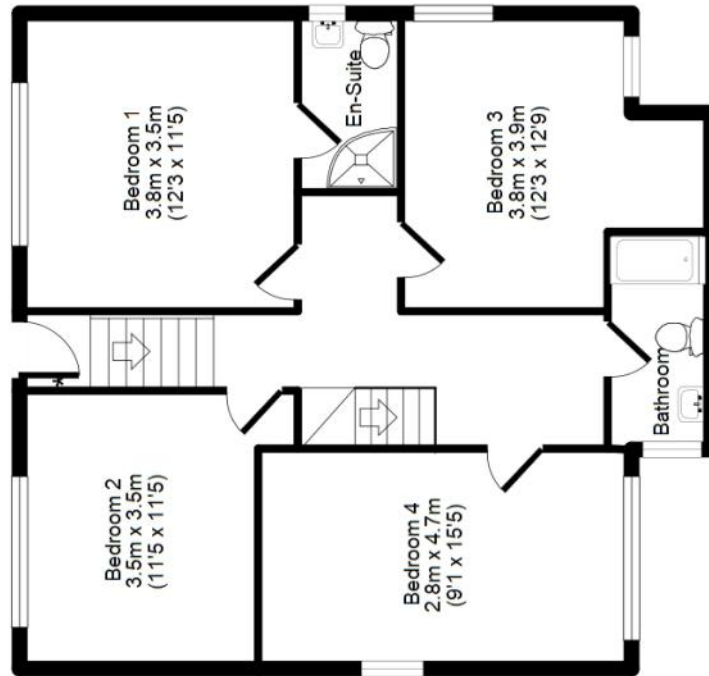
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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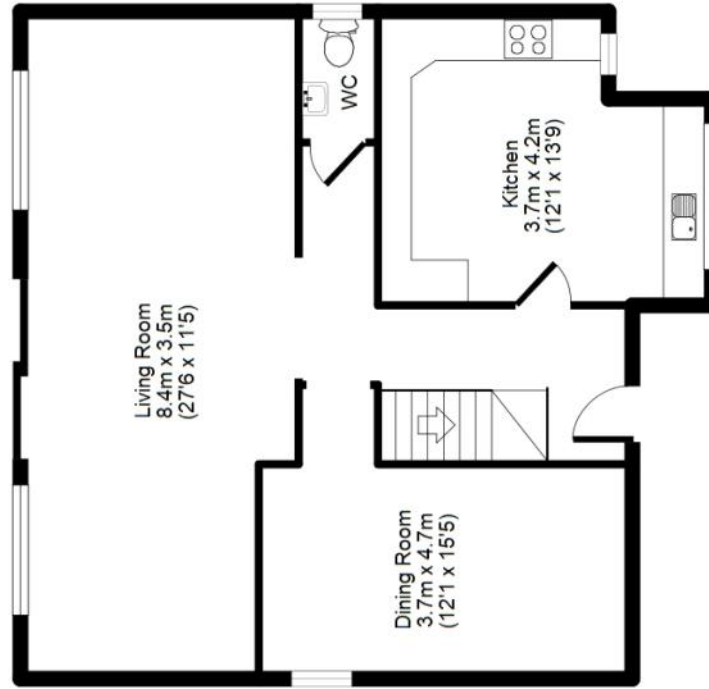
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Garden Level



Lower Ground Floor



Ground Floor

APPROX GROSS INTERNAL FLOOR AREA: 143 sq. m / 1542 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. 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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