

MARSH & MARSH PROPERTIES

89 Halifax Road, Wibsey, BD6 1JQ

£200,000



****ATTENTION ALL YOUNG FAMILIES, PROFESSIONAL COUPLES & RETIREES**** A TWO-BEDROOM semi-detached home situated in Wibsey. Formally a three-bedroom home the current owners have enlarged the main bedroom to their preference as well as adding a single-story extension to the rear and converting the garage into a useful office/gym and workshop. Ideally located with quick and easy access to Bradford city centre as well as the M62 motorway for those who commute for work. In brief on the ground floor, you will find an entrance hall, kitchen dinner, lounge, and a summer room. Upstairs is a landing, two bedrooms and a shower room. Externally, to the front there is a lawned garden as well as a tarmac driveway for multiple vehicles. To the rear is a peaceful, south-facing, enclosed garden with a mixture of wooden decking, lawn and pebbles areas. An internal inspection is strongly advised.

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ENTRANCE HALL

Enter the property through a composite door into the welcoming entrance hall, featuring wood-effect laminate flooring and a UPVC window. This space provides access to the kitchen diner and lounge, while a staircase leads to the first floor.

LIVING ROOM 3.3 x 4.6m (10'11 x 15'1)



A well-presented lounge featuring a stunning dual-aspect multi-fuel stove and wood-effect laminate flooring that seamlessly extends from the entrance hall. Secure UPVC patio doors provide access to the summer room, while a UPVC window allows natural light to fill the space. Completing the room are a radiator and elegant coving.



SUMMER ROOM 2.5 x 2.9m (8'0 x 9'6)



A bright and inviting summer room featuring wood-effect laminate flooring. A UPVC window allows natural light to fill the space, while secure UPVC patio doors provide access to the rear garden.

KITCHEN DINER 3.3 x 5.9m (10'9 x 19'6)

A modern, fitted Wren kitchen installed in 2022, boasting a sleek and stylish design. Featuring an integrated fridge freezer, dishwasher, and washing machine, along with a built-in oven, grill, and self-venting hob. A charming dual-aspect multi-fuel stove adds warmth and character to the space. Practical features include a useful fitted desk,

under-stairs storage, and a traditional radiator. Natural light floods in through two UPVC windows, while a UPVC stable door provides convenient, direct access to the driveway.



LANDING

A landing that provides access to both bedrooms and a partially boarded loft via a pull-down ladder. There is also a UPVC window which helps to brighten the space.

BEDROOM ONE 3.2 x 4.6m (10'7 x 15'1)



A spacious double bedroom featuring modern ceiling spotlights and a radiator. UPVC windows allow plenty of natural light, with one offering stunning far-reaching views, including the iconic Emley Moor Mast.

BEDROOM TWO 3.0 x 2.1m (9'10 x 6'10)

A single bedroom featuring a radiator and a UPVC

window with far reaching views including Emley Moor Mast.



SHOWER ROOM



A stylish and modern shower room featuring a three-piece suite, including a walk-in shower cubicle with a glass screen, handheld and rainfall power shower, a low-flush toilet, and a pedestal sink. The space is enhanced with a tiled floor, ceiling spotlights, and an extractor fan. A wall-mounted electronic mirror with an integrated light and clock adds a contemporary touch. Finished with sleek PVC wall and ceiling cladding, the bathroom also benefits from a UPVC window for natural light and ventilation.

EXTERNAL



To the front, you will find a lawned garden and a gated driveway offering ample space for multiple vehicles. At the rear, the enclosed south-facing

garden features a wooden deck area with steps leading down to an additional decked patio. This charming outdoor space also includes two garden sheds, a pergola, and a mix of lawn and pebbled areas, perfect for outdoor relaxation and entertainment.



OFFICE/GYM 2.7 x 4.3m (8'10 x 14'1)

A versatile office/gym featuring a vaulted ceiling and wood-effect laminate flooring, creating a spacious and airy environment. UPVC patio doors lead to the driveway, while a UPVC door provides access to the rear garden. The room also benefits from additional UPVC windows, allowing natural light to flood the space.



WORKSHOP/STORE 2.7 x 3.9m (8'10 x 12'9)



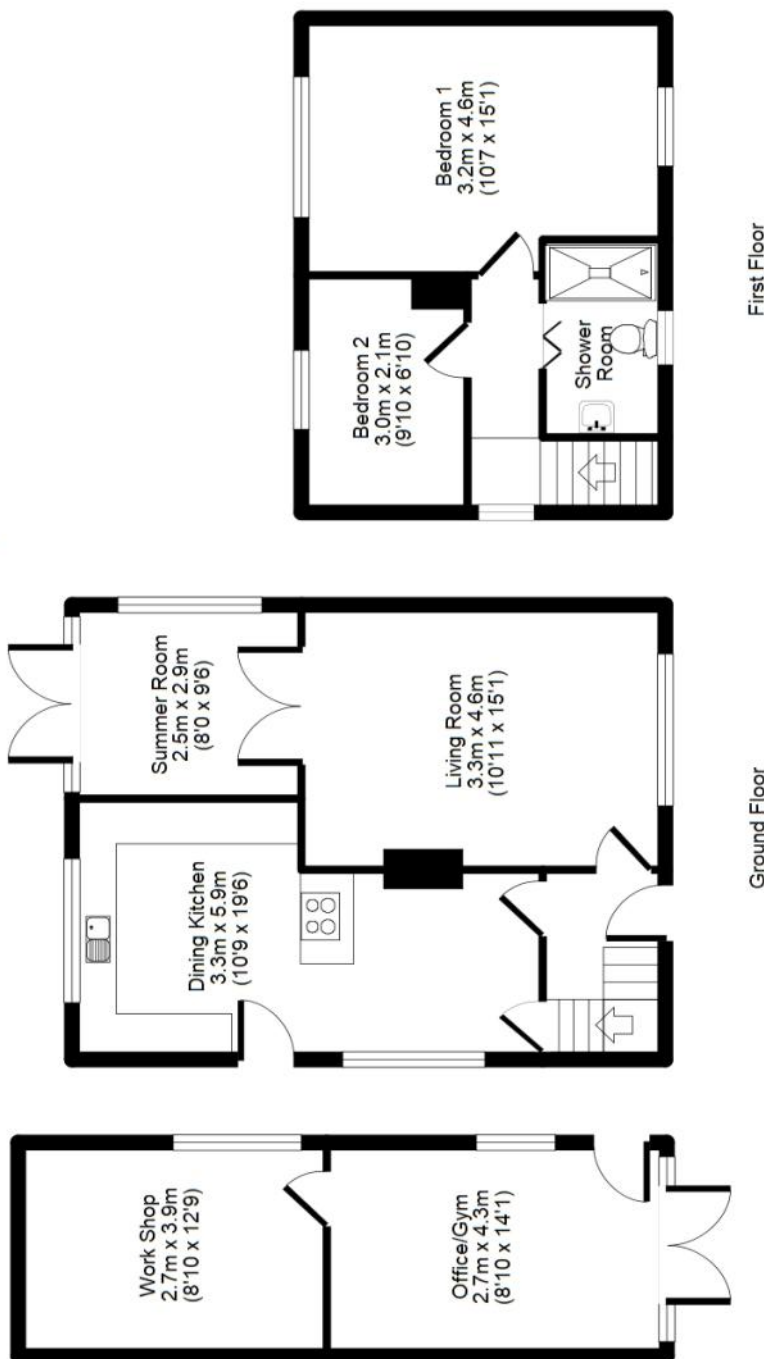
A practical workshop featuring a wooden workbench and convenient storage in the roof space. A UPVC window ensures the room is bright and well-ventilated, making it an ideal space for DIY projects.

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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APPROX GROSS INTERNAL FLOOR AREA: 94 sq. m / 1011 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.

(c) Marsh & Marsh Properties

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