

MARSH & MARSH PROPERTIES

15 St Giles Close, Hove Edge, HD6 2RX

£325,000



****ATTENTION ALL YOUNG/GROWING FAMILIES AND RETIREES**** This well-presented three double-bedroom bungalow situated on a quiet cul-de-sac in Hove Edge offers stylish and comfortable living. Designed with both relaxation and entertaining in mind, the property features a modern shower room, a sleek contemporary kitchen, and a spacious open-plan lounge and dining room. Situated within close proximity to local schools and amenities. In brief, the layout includes an entrance hall, an open-plan lounge and dining room, a kitchen, three double bedrooms, and a shower room. Externally, the property boasts a spacious enclosed side garden, a garage, and a driveway, offering ample parking and storage. An internal inspection is highly recommended to fully appreciate all this wonderful home has to offer.

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ENTRANCE HALL



A welcoming entrance hall featuring a composite front door, storage cupboard, and an airing cupboard housing the Vaillant boiler. Additional features include loft access, coving, ceiling spotlights, and a radiator.

LIVING ROOM 4.8 x 3.5m (15'7 x 11'5)



A well-presented lounge boasting a stylish marble fireplace with an electric fire, perfect for creating a cozy atmosphere. Elegant coving and ceiling spotlights enhance the space, while an archway leads seamlessly into the dining room. Natural light floods the room through UPVC windows.

DINING ROOM 2.6 x 2.9m (8'6 x 9'6)



A charming dining room featuring a serving hatch from the kitchen, adding convenience for meals and entertaining. The space is complete with coving, a radiator, and a UPVC window providing natural light.

KITCHEN 4.1 x 2.9m (13'5 x 9'6)



A well-equipped fitted kitchen with a range of wall

and base units, a sink with chrome mixer tap, and stylish splashback tiles. Integrated appliances include a built-in oven and hob with an extractor fan, washing machine, dishwasher, and a tall fridge freezer. The tiled floor and breakfast bar with seating for two add practicality and style. A serving hatch connects the space to the dining room, while ceiling spotlights, a radiator, a composite rear entrance, and a UPVC window complete the room.



BEDROOM ONE 3.5 x 2.9m (11'7 x 9'6)



A spacious double bedroom featuring a fitted wardrobe with sliding doors, a radiator, and a UPVC window.

BEDROOM THREE 2.7 x 3.5m (8'10 x 11'5)



A well-proportioned double bedroom complete with a radiator and a UPVC window.



BEDROOM TWO/SECOND RECEPTION ROOM 2.7 x 3.5m (8'10 x 11'5)



Currently used as a second reception room, this versatile double bedroom features a radiator and UPVC patio doors with security shutters, offering access to the garden.

SHOWER ROOM

A modern shower room fitted with a glass shower cubicle with a handheld power shower, low flush toilet, and a vanity sink unit. Stylish floor and wall tiling alongside a chrome towel radiator enhance the space. An extractor fan, ceiling spotlights, and

a UPVC window complete this room.



EXTERNAL



To the side of the property is a garage with a

driveway in front and a bin store. A flagged pathway runs around the back of the property, leading into the side garden, which features a flagged patio and a tasteful pergola. The garden is south facing, making it the perfect suntrap.



GARAGE

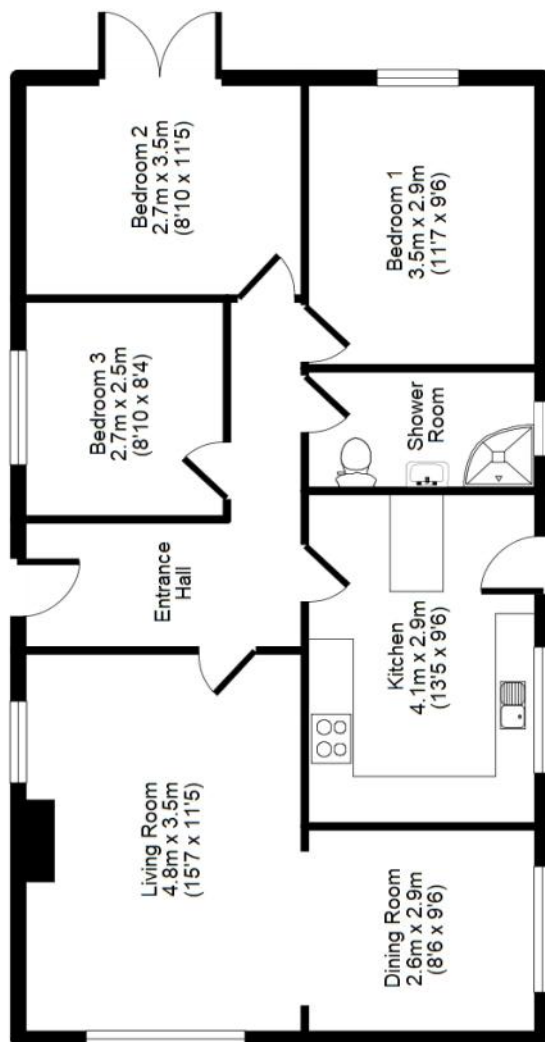


A secure garage with an up-and-over door, power, and lighting, offering an excellent storage option or a parking space.

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: 75 sq. m / 809 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.

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