

MARSH & MARSH PROPERTIES

11 Delf Hill Close, Low Moor, BD12 0AJ

£225,000



If you are looking for a smart and modern family home, then look no further than this three bedrooomed, semi-detached, property. A modern home that is neatly presented and nestled out of the way at the end of a cul-de-sac on a well presented housing locale. From the moment you arrive you will notice the well-tended lawned frontage to the property, that borders the front driveway with parking for two cars. To the rear of the property is a beautifully presented patio and artificial lawned garden that offers the ideal place to sit back and relax. To the other side of the garden fence is an open field that creates a charming backdrop.

Internally the property is beautifully presented, offered with a modern décor and style that creates the potential to move in with no work required. With an open plan style ground floor living room and breakfast kitchen, WC, three bedrooms (two with ample space for a double bed) and house bathroom. From the moment you step inside you will immediately notice the love, care and attention that has gone into creating this stylish home.

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

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A conveniently positioned property, situated close to the A641 Huddersfield Road providing quick access into Bradford city centre or back towards Brighouse. It is also close to local supermarkets, convenience shops and the Low Moor medical centre. The Low Moor train station provides good transport links to the surrounding area in addition to the Grand Central train service. It is also close to outstanding primary and good secondary schools. The M621 motorway is just a short 10 minute drive away, leading to the M62, providing quick links to the major cities of Leeds and Manchester.

Owing to the well-presented nature of this property, its peaceful location and charming rear garden, an appointment to view is essential in order to fully appreciate everything that is on offer.

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

HALLWAY



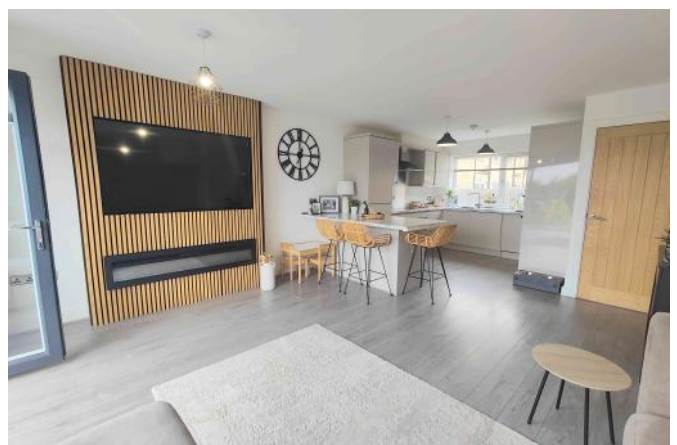
A spacious and open entrance hallway that offers the ideal reception into the property. With a wood laminate floor, central light fitting, single radiator and a frosted uPVC double glazed window to the side elevation.

From the hallway a wooden door opens into the

LIVING ROOM



A spacious and open plan living room that creates the ideal modern style living area. The living room benefits from a stylish wood panel chimney breast that houses an inset fireplace as well as a television mount to create the perfect media wall. The living room offers plenty of space for a suite along with additional furniture. The large bi-folding doors, to the far end, not only bathes the whole room in natural light, but also offers an ideal access point into the rear garden. The bi-fold creates a welcome opening in the summer months allowing the garden to feel part of the main living area. The room also benefits from an under stairs storage cupboard. With a wood laminate floor, two central light fittings and a double radiator.





To the rear of the living area is the

KITCHEN



A stylish breakfast kitchen that features laminated

work surfaces to three walls that also extend into the centre of the room to create a breakfast bar. The kitchen is well illuminated via two central light fittings as well as via natural light from a uPVC double glazed window to the front elevation. With an integrated hob, stainless steel extractor hood, integrated microwave, integrated oven, plumbing for a washing machine, integrated dishwasher, double radiator, fitted fridge/freezer and an inset sink with stainless steel mixer tap.

From the hallway a wooden door opens into the

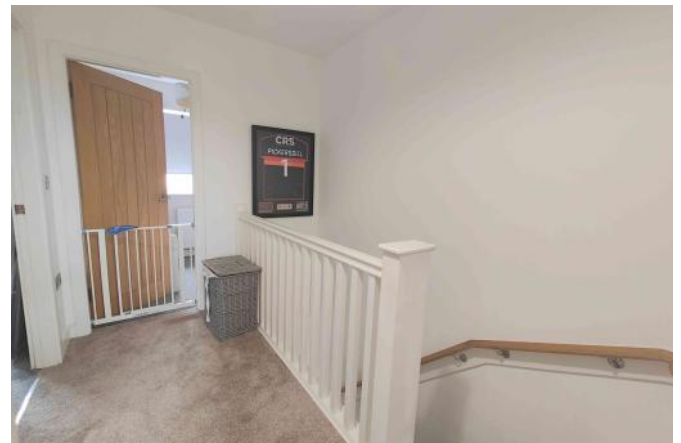
WC



An ideal addition to the ground floor offering further facilities. With a tiled floor, vanity inset washbasin, close coupled toilet, single radiator, frosted uPVC double glazed window to the front elevation, cupboard storage space and central light fitting.

From the hallway a carpeted staircase leads up to the

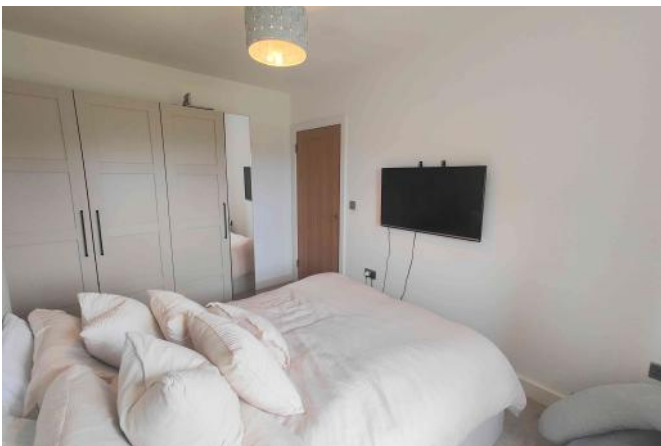
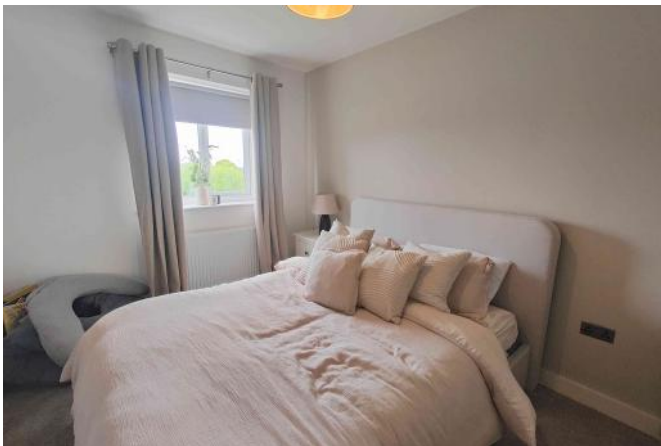
LANDING



With a carpeted floor, central light fitting and loft access hatch.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom that offers ample space for a double bed along with additional bedroom furniture. With a single radiator, uPVC double glazed window to the rear elevation, central light fitting and carpeted floor.

BEDROOM 2

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



BEDROOM 3



An ideal child's bedroom, work from home office or guest bedroom. With a single radiator, uPVC double glazed window to the front elevation,

central light fitting and carpeted floor.

BATHROOM



A beautifully presented house bathroom with a panel bath, over bath shower, glass splashguard, pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the rear elevation, central light fitting, splashback tiling, tiled floors, stainless steel towel radiator and extractor fan.

GARDEN



At the front of the property are a section of lawned gardens that offers a charming frontage and enhances the kerb appeal of the property.



To the rear of the property is a beautifully

presented patio and artificial lawned garden, fully enclosed via a wooden fence, creating the ideal place to sit back and relax whilst children and pets can play in a secure setting. The garden backs onto a fielded area offering a charming backdrop.



PARKING

To the front of the property is parking for two 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: ///expect.unable.priced

Google Plus Code: Q63H+P8J Bradford

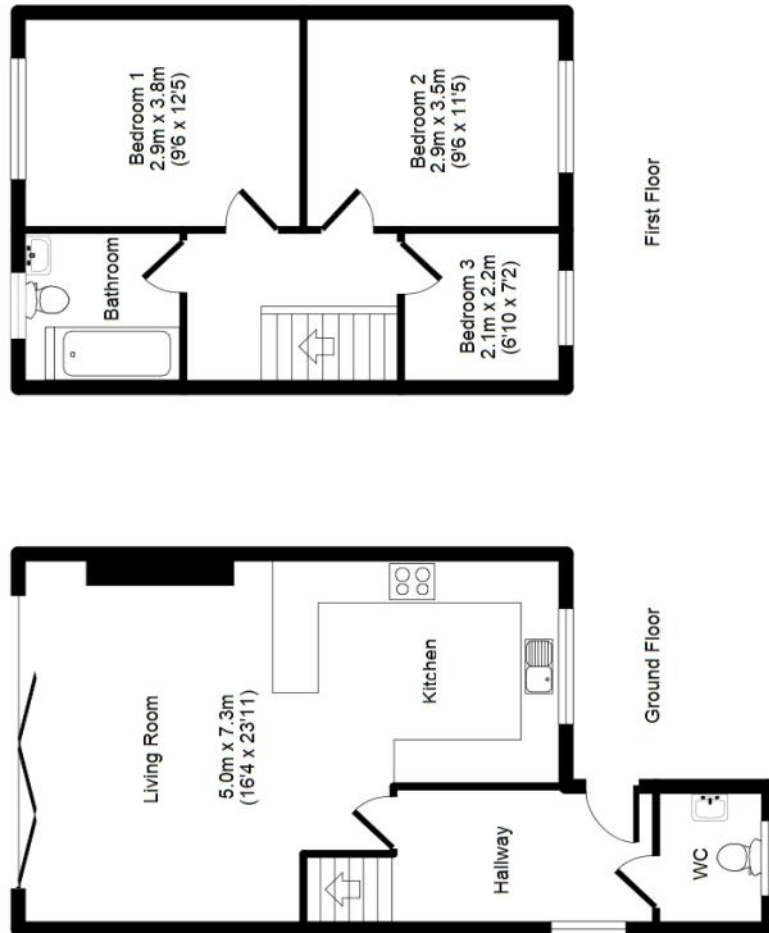
For sat nav users the postcode is: BD12 0AJ

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.

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: 78 sq. m / 840 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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