

# MARSH & MARSH PROPERTIES

*7 Shibden Hall Croft, Shibden, Halifax, HX3 9XF*

*£650,000*



Situated on the highly sought after Shibden Hall Croft, resides this luxury, five bedroomed, detached, property; the ideal family home or that special something you have been looking for. Positioned at the head of the cul-de-sac, in a lofty position, benefitting from absolutely stunning far-reaching views across the Shibden valley over fields and rolling hills. The setting is truly idyllic and is certainly something that has to be viewed to be fully appreciated. The property features a large footprint with its lawned gardens, to the front elevation, that certainly enhance the kerb appeal of the property. To the rear are the beautifully maintained, multi-tier, gardens that offer a multitude of sections that will suit any need; be it sitting out and relaxing whilst enjoying the views, having a barbeque or letting children and pets play in a secure setting. The house also offers ample parking spaces, with driveway parking for up to four cars, with an additional two parking spaces provided by the integral double garage. If you are looking for that special something, look no further because as soon as you arrive you will immediately get the sense of being at home.

Internally the property will continue to impress, being laid out in a fantastic format that lends itself to family life. Its ground floor has a natural flow throughout that creates a charming living area and then its bedrooms are all generous sizes, with the master being in its own section offering a high level of privacy. The property is offered in good condition throughout and, therefore, any potential owner can take immediate occupation and make this property their own whilst being in residence. The house features a large and open living room, linked to the generous dining kitchen via double doors, rear solid construction conservatory, large utility room, dedicated office space (presented with regal wood construction creating the ideal work environment), ground floor WC, five bedrooms (the master being in its own section of the property, separate from the other bedrooms and two with en-suite) and a house bathroom. Just step inside and you won't fail to be impressed with everything on offer and the sheer potential of the property.

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

*Tel: 01422 648 400*

*info@marshandmarsh.co.uk*

*www.marshandmarsh.co.uk*



The property is positioned in a well-connected location on Shibden Hall Road offering quick and easy access into Halifax town centre as well as towards Hipperholme and beyond. The property is within the catchment area of good local schools, all within a short commute. The Halifax train station offers quick and easy access to regular train services to the local area as well as the Grand Central train service to London. The house is also just a short 10-minute drive from the M62 motorway, offering easy access to the major cities of Leeds, Manchester and Bradford. There is also an abundance of local amenities as well as some stunning walks in the local area in addition to being on the doorstep of the well-regarded Shibden Hall, featured in the television show "Gentleman Jack".

Owing to the fantastic number of features on offer with this property, including the far-reaching views, highly sought after residential location and large internal space, an appointment to view is essential in order to fully appreciate everything this house has to offer.

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

### HALLWAY



A welcoming reception to the property that offers a charming first impression. With its wood laminate floor, uPVC double glazed window to the front elevation and central light fitting.

From the hallway a wooden door opens into the

### LIVING ROOM

A rather large and spacious living room that offers more than ample space for a three piece suite

along with additional furniture. The living room looks over the rear garden via its large uPVC double glazed window that also bathes the whole room in natural light. A gas fireplace, on a stone hearth and with a stone mantelpiece, creates the ideal central feature for the whole room. With a carpeted floor, cornice to ceiling, dado rail, two central light fittings, two double radiators and a television access point.



From the hallway a wooden door, or the living room via a set of double wooden doors, opens into the

### DINING KITCHEN

A fantastic family communal space, the dining



kitchen is a large “L” shaped room that offers two distinct areas, whilst keeping an open plan feel; perfect for family life, entertaining or just as a central hub for the property. The room is light and bright owing to dual aspect uPVC double glazed windows to the front and rear elevations, in addition to the wooden bi-folding glazed doors that lead into the conservatory and the numerous ceiling inset spotlights. The dining area of the room offers ample space for a large family dining table along with additional furniture. The kitchen features solid granite work surfaces to three walls, all with over and under counter cupboards and drawers offering plenty of storage space. With an integrated hob, stainless steel extractor hood, two double ovens, granite splashback, wood laminate flooring throughout, integrated dishwasher, space for a fridge/freezer and an inset 1 ½ sink with mixer tap.



From the dining kitchen bi-folding wooden doors open into the

### ORANGERY





A solid construction orangery, featuring a solid roof, short stone walls and a large number of uPVC triple glazed windows to all sides, creating the ideal place to sit back in all seasons and appreciate the views overlooking the rear garden. The orangery offers access to the rear garden via a set of uPVC triple glazed French doors. With its wood laminate floor and ceiling inset spotlights.



From the dining kitchen a wooden door opens into the

#### UTILITY ROOM



A fantastic addition to the property offering additional work space, nestled away from the main area of the ground floor. The utility room offers access to the rear via a uPVC double glazed door. With a tiled floor, ceiling inset spotlights, two uPVC double glazed windows to the rear elevation, laminated work surface, stainless steel sink, stainless steel mixer tap, plumbing for a washing machine, double radiator, tiled splashbacks and a wooden door that provides access into the rear of the double garage.

From the hallway a wooden door opens into the

#### OFFICE



Another fantastic addition to the property, especially in the current climate with the need for a work from home office. This office space has been expertly constructed by a local joiner, creating a rather impressive and regal place to work. The fitted wooden desks, bookshelves and fish tank display creates the perfect working environment. With a carpeted floor, central light fitting, single radiator, uPVC double glazed window to the front elevation and a telephone access point.

#### WC



Offering further ground floor facilities, the WC features wood laminate flooring, tiled splashbacks, pedestal washbasin, low flush toilet, double radiator, central light fitting and a frosted uPVC double glazed window to the front elevation.

From the rear of the utility room is a set of carpeted stairs that lead up to the



## BEDROOM 1



Certainly an impressive, open and bright master bedroom that will delight as soon as you enter. The master bedroom has a warm feeling with its

solid wood flooring and beamed ceiling, creating a country style. The room is tri-aspect with a uPVC double glazed window to the front elevation, elevated stained glass round window to the side elevation and a uPVC double glazed set of French doors to the rear elevation. The French doors open out onto a private balcony that offers some of the most stunning far-reaching views of the property, ideal to wake up to. With numerous wall mounted light fittings, beam mounted spotlights and a double radiator.



From bedroom 1 a wooden door opens into its

## EN-SUITE



A beautifully presented en-suite shower room that



makes excellent use of the space on offer to create a highly functional room. With a corner shower cubicle, close coupled toilet, counter inset washbasin, beamed ceiling, Velux window, wall mounted light fitting and a stainless-steel towel radiator.

From the hallway a carpeted staircase leads up to the

### LANDING



A short, gallery style, landing with a carpeted floor, central light fitting, airing cupboard and wooden banister railing.

From the landing a wooden door opens into

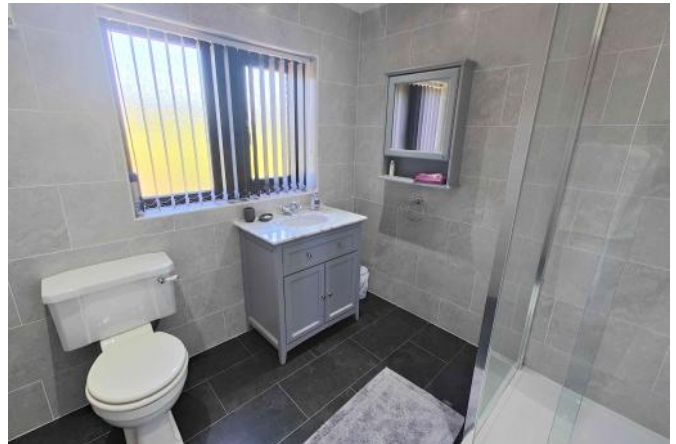
### BEDROOM 2



A large second bedroom that offers ample space for a king-sized bed along with additional bedroom furniture. A set of fitted wardrobes to one side offers ample additional storage space. With a carpeted floor, uPVC double glazed window to the front elevation, single radiator and a central light fitting.

From bedroom 2 a wooden door opens into its

### EN-SUITE



A well-presented en-suite shower room, offered with a modern style and featuring a walk-in style shower cubicle, vanity inset washbasin, low flush toilet, tiled floor, tiled walls, ceiling inset spotlights, frosted uPVC double glazed window to the rear elevation and an extractor fan.

From the landing wooden doors open into

### BEDROOM 3

Another large double bedroom that features views over the rear garden via its uPVC double glazed window. Currently utilised as a work from home office and featuring a carpeted floor, fitted wardrobes to one side, central light fitting and single radiator.



front elevation, single radiator and fitted wardrobes to one side.

### BEDROOM 5



### BEDROOM 4



Bedroom 5 is again a double bedroom and also features a fitted wardrobe to one side. Rear facing and offering charming views from its uPVC double glazed window. With a carpeted floor, central light fitting and single radiator.

### HOUSE BATHROOM



Another good-sized double bedroom with its carpeted floor, uPVC double glazed window to the

A well-presented and laid out house bathroom that features a panel bath, pedestal washbasin, double radiator, frosted uPVC double glazed window to the front elevation, over bath shower, low-flush toilet, extractor fan, splashback tiling,



vinyl floor and ceiling inset spotlights.

## GARDENS

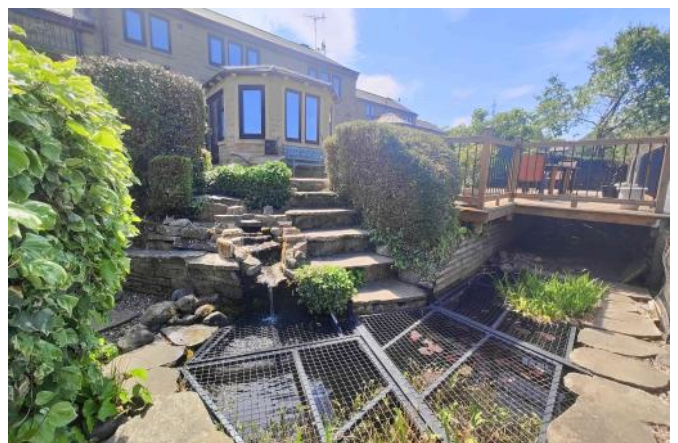


To the front elevation is a charming artificial lawned garden, adorned by two trees, that creates a charming frontage to the property that certainly enhances the kerb appeal and first impression as you arrive.



To the rear of the property is the large and multi-tier gardens, benefitting from the stunning and far-reaching views overlooking the valley from all parts of the garden. The rear features a lawned area, decked seating space, raised patio section and a large lower fish pond feature. The garden has something for everyone, be it entertaining,

having a barbeque or for a place for children and pets to play, creating the ideal family garden area.







### **PARKING & GARAGE**

To the front of the property a driveway offers parking for up to four cars.



An integral double garage, with electric points and central light fitting, offers additional secure parking space in addition to ample further storage areas.



### **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: [///pest.icon.tender](https://www.what3words.com/pest.icon.tender)

Google Plus Code: P5G8+GW3 Halifax

Postcode: HX3 9XF

### **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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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 of any contract or warranty.

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