

MARSH & MARSH PROPERTIES

Oak House, Woodhouse Lane, Woodhouse, HD6 3TG

£550,000



Situated on Woodhouse Lane, in the highly sought after and well-regarded area of Woodhouse, is this beautifully presented, four bedroomed, detached, property. Having being lovingly and expertly built by the current owner, the property is finished to a high standard and offers the ideal family home. The property offers a charming reception as you arrive onto the brick paved driveway, offering parking for two cars, which borders the shrub garden that is decorated with the blossom tree as well as the outlook to the nature rich land to the side. The house also features a large integral garage offering a secure parking space or additional storage.

To the rear is the private, beautifully presented, low-maintenance gardens; the perfect place to sit out and relax or to entertain. A pagoda covered seating space creates an ideal place to have meals outside, elevated above the artificial lawn, that also overlooks the land to the side elevation. From the edge of the property a patio area leads to a covered and open bar area, ideal for social gatherings or a barbeque. A raised section above the bar now features a newly built external garden room, ideal for a work from home office, home gym or workshop, again benefitting from the charming views to the side elevation. The garden is fully enclosed and offers a private space; the perfect family garden area.

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Internally this property will continue to impress, being offered in immaculate condition throughout creating the opportunity for any prospective buyer to move in with little work required. Its large and spacious rooms, along with the well thought out layout, makes this the ideal family home. With its beautifully presented and bright dining kitchen, ground floor WC, utility room, large family living room, generous master bedroom (with en-suite and fitted wardrobes), two large double bedrooms on the top floor (one being created from two double bedrooms to offer a bedroom and living space, perfect for a teenager) and house bathroom. Just step inside and you will immediately fall in love with everything this house has to offer.

The property benefits from being within the catchment area of the highly regarded Woodhouse Primary School located within easy walking distance. There are also a number of good secondary schools offered through the primary school (Brighouse and Rastrick). The property is just a "stone's throw" from Brighouse town centre with its excellent shops, services and restaurants. Brighouse offers ample bus services to the local area and the train station is just 5 minutes' walk away providing excellent rail links to the surrounding area, including access to the Grand Central train service. The M62 motorway is also just a short 10 minute drive, providing quick links to the major cities of Leeds, Bradford and Manchester.

Owing to the cornucopia of fantastic features on offer, including its highly sought after location, beautiful surroundings and spacious internals, all offered with the added advantage of being with NO CHAIN, an appointment to view is essential.

From the front of the property, in a small storm porch, a composite door opens into the

HALLWAY

A beautifully presented entrance hallway that offers the ideal first impression upon stepping inside this home. With a tiled floor, central light fitting, under floor heating and under stairs storage cupboard.

From the hallway a wooden door opens into the

DINING KITCHEN



A beautifully presented dining kitchen that creates the ideal communal hub space for this family property. Running from front to rear of the property, this room offers ample kitchen space to one end as well as a generous area for a large dining table to the other. A set of bi-folding doors offers access to the rear garden as well as giving the whole room an open feel. The room is well lit via numerous ceiling inset spotlights and downlights, in addition to the two double glazed windows to the front and side elevations. The Corian work surfaces, to two sides, also extend to the centre to create a breakfast bar. With an integrated dual oven, integrated hob, modern

style extractor hood, integrated microwave, integrated dishwasher, integrated fridge/freezer, tiled floor, under floor heating, under cupboard lighting, inset stainless steel sink and a stainless steel mixer tap.



From the far end of the dining kitchen a wooden door opens into the

UTILITY ROOM

An ideal addition to the property offering a neatly laid out additional work area, essential for family living. The utility room offers under stairs storage space as well as access into the garage via a wooden door. With a tiled floor, stainless steel towel radiator, plumbing for a washing machine,

space for a dryer, work surface to one side, ceiling inset spotlights, double glazed window to the rear elevation and a stainless steel sink with stainless steel mixer tap.

From the hallway a wooden door opens into the

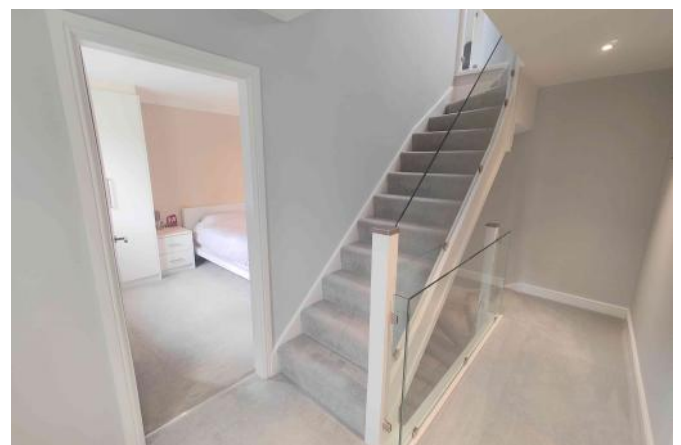
WC



Another excellent addition to the property offering ground floor facilities. With a tiled floor, tiled walls, close coupled toilet, central light fitting, extractor fan under floor heating, and stainless steel towel radiator.

From the hallway a carpeted staircase leads up to the

LANDING



With a carpeted floor, single radiator, double glazed window, to the front elevation, and a central light fitting.

From the landing wooden doors open into the

LIVING ROOM

A beautifully presented, large and long living room that, with its double-glazed windows to three sides, creates a light and bright communal space.

The room offers more than ample space for a three piece suite along with additional furniture. With a carpeted floor, ceiling inset spotlights, single radiator and a television access point.



BEDROOM 1



A large master bedroom that offers ample space for a king sized bed. Two sets of fitted wardrobes offer ample storage space, in addition to a set of fitted drawers and a dressing table. The room is dual aspect with double glazed windows to both the front and rear elevations. With a carpeted floor, two central light fittings, cornice to ceiling and a double radiator.

From bedroom 1 a wooden door opens into its

EN-SUITE

A beautifully presented en-suite shower room that has been well laid out. With a rainfall style

shower cubicle, close coupled toilet, vanity inset washbasin, frosted double glazed window, stainless steel towel radiator, tiled floor, tiled walls, ceiling inset spotlights and an extractor fan.



From the landing carpeted stairs lead up to the

UPPER LANDING



With a carpeted floor, Velux window, central light fitting and single radiator.

From the upper landing wooden doors open into

BEDROOM 2 (Including Sitting Room)



Bedroom 2 comprises of what could be bedroom two and four (as shown on the floorplan). The

current owner has utilised the two bedrooms as one space, ideal for a teenager, as it has a bedroom area as well as a sitting room/dressing room/office space. The room can easily be separated into two rooms again should the new owners wish. With two double radiators, two double glazed windows, central light fittings and a set of fitted wardrobes.



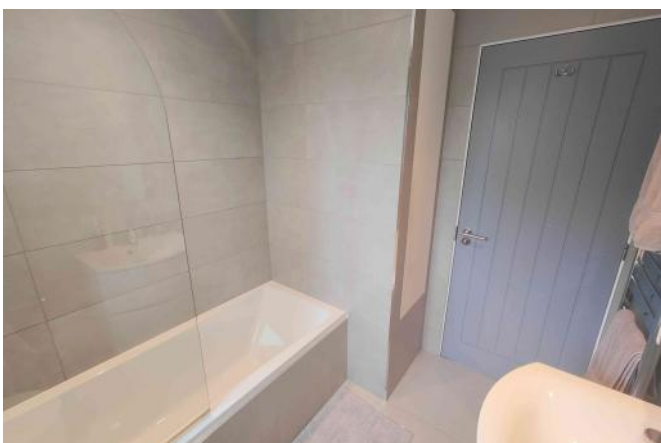
BEDROOM 3

A large and spacious bedroom that boasts plenty of storage space with the wall length set of fitted wardrobes to one side. A dual aspect bedroom with double glazed windows to the rear and side elevations offering plenty of natural light. With a

carpeted floor, central light fitting and double radiator.



BATHROOM



A beautifully presented house bathroom, again offering a well laid out space. With a panel bath, over bath shower, glass splash guard, close coupled toilet, vanity inset washbasin, inset cupboard storage, tiled floor, tiled walls, stainless steel towel radiator, ceiling inset spotlights, frosted double glazed door and an extractor fan.

GARDENS



To the front of the property are two shrub gardens, both beautifully maintained and one with a stunning blossom tree. A charming frontage that offers a well-received first impression from the moment you arrive at the property.





ideal sun trap throughout the day; the perfect place to sit out and relax or to entertain. A pagoda covered seating space creates an ideal place to have meals outside, elevated above the artificial lawn that also overlooks the land to the side elevation. From the edge of the property a patio area leads to a covered and open bar area, ideal for social gatherings or a barbeque. A raised section above the bar now features a newly built external garden room, ideal for a work from home office, home gym or workshop, again benefitting from the charming views to the side elevation.



To the rear is the south-west facing, private and beautifully presented low-maintenance gardens that will impress and delight from the moment you step outside. Its orientation makes this an

The garden is fully enclosed and offers a private space; the perfect family garden area. The garden features numerous external lights making this a usable space no matter what time of day.



An integral garage offers another secure parking space as well as additional storage.



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.



PARKING

To the front of the property is a brick paved driveway offering space for two cars.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: [///scan.maps.riders](https://www.what3words.com/scan.maps.riders)

Google Plus Code: M6VH+FJ5 Brighthouse

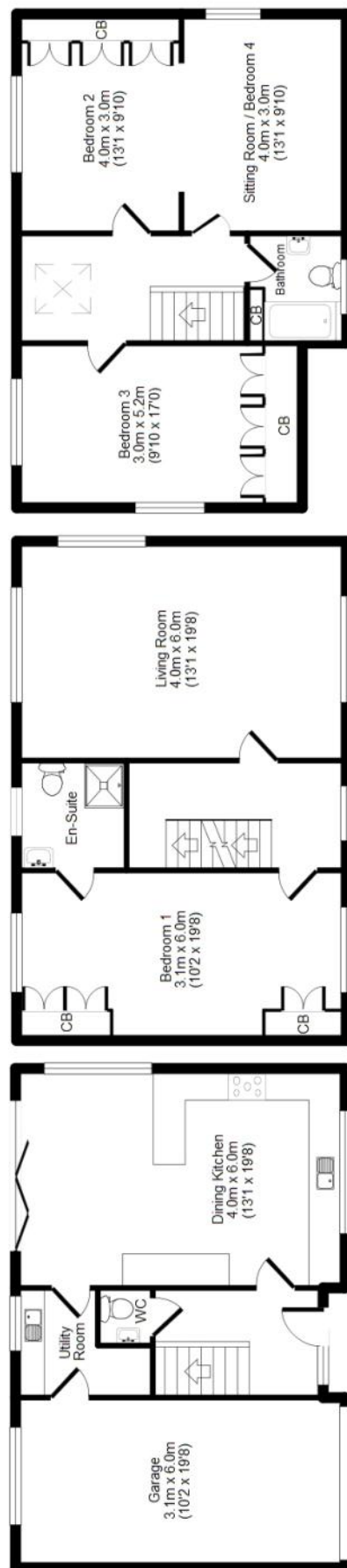
For sat nav users the postcode is: HD6 3TG

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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APPROX GROSS INTERNAL FLOOR AREA: 160 sq. m / 1721 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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