

MARSH & MARSH PROPERTIES

37 Harley Head Avenue, Lightcliffe, HX3 8FA

£250,000



Situated on the well-regarded and highly sought after Harley Head estate is this beautifully presented, three bedroomed, semi-detached, property; the perfect new home for any growing family, professional couple or even for anyone looking for that special something. The house has a pleasant and well-maintained approach that leads to a double driveway to the front, offering ample parking for two cars (with EV charging available). To the rear is a fully enclosed lawned garden, with flowerbed border and patio seating area, creating a pleasant place to sit back and relax, or the perfect location for a barbeque. From the moment you arrive at this home you immediately notice the love, care and attention that this property has received.

Internally the property is well-presented throughout offering a charming living space. You immediately get a warm and welcoming feeling, as soon as you step inside, that will certainly impress and delight. With its inviting and bright living room, highly functional dining kitchen, three bedrooms (one with en-suite shower room) and house bathroom.

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

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The property is conveniently located, being just a 3-minute drive from Hipperholme village centre and just 5 minutes from Brighouse town centre. The property is within the catchment area of good primary and secondary schools, all within walking distance. Brighouse train station is a short 10 minute drive, offering fantastic local connections and access to the Grand Central train service. The M62 motorway is just a 12 minute drive from the property offering easy access to the major cities of Leeds, Bradford and Manchester; presenting an ideal commuter location.

With so much on offer, all set in a sought-after position and in a well-connected location, this property certainly requires further investigation in order to be fully appreciated.

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

HALLWAY

A welcoming reception into the property that features a carpeted floor, front matted section, single radiator and a central light fitting.

From the hallway a wooden door opens into the

LIVING ROOM



An ideal family communal room that offers ample space for a three-piece suite along with additional furniture. The room is well lit, via a central light fitting, that is enhanced via the ample natural light provided by the uPVC double glazed window to the front elevation. The living room also benefits from plenty of additional storage space owing to an under stairs cupboard. With a carpeted floor, single radiator and a television access point.



From the living room a wooden door opens into the

DINING KITCHEN





Another well-presented and neat space that benefits from charming views, to the rear elevation, from its uPVC double glazed French doors and uPVC double glazed window. To one side of the room there is ample space for a family dining table. To the opposite side is a “U” shaped set of laminated work surfaces, all with over or under counter cupboards and drawers. With an integrated oven, integrated hob, stainless steel extractor hood, double radiator, plumbing for a washing machine, splashback tiling, carpeted flooring, omni-directional ceiling spotlights, space for a fridge/freezer and a stainless steel sink with stainless steel mixer tap.

From the hallway a wooden door opens into the

WC



Offering facilities for the ground floor with a pedestal washbasin, close coupled toilet, carpeted floor, central light fitting, single radiator and a frosted uPVC double glazed window to the front elevation.

From the hallway a carpeted floor leads up to the

LANDING

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

From the landing a wooden door opens into

BEDROOM 1





A generous master bedroom that offers space for a double bed along with additional bedroom furniture. A bulk head cupboard offers additional storage space to one side of the room. With a single radiator, uPVC double glazed windows to the front elevation, carpeted floor and a central light fitting.

From bedroom 1 a wooden door opens into its

EN-SUITE



A well laid out and neatly presented en-suite shower room that features a corner shower cubicle, pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the front elevation, omni-directional ceiling spotlights, carpeted floor, splashback tiling and an extractor fan.

From the landing wooden doors open into

BEDROOM 2

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



BEDROOM 3



An ideal work from home office space, guest room or child's bedroom. With a carpeted floor, single radiator, uPVC double glazed window to the rear elevation and central light fitting.

BATHROOM



A well laid out house bathroom that offers a panel bath, pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the side elevation, carpeted floor, tiled splashbacks, central light fitting and an extractor fan.

GARDENS

To the rear of the property is a fully fenced enclosed garden, featuring two patio seating

spaces, ideal to sit back and relax or to have a barbeque. The main section of the garden is lawned, with a flowerbed border, creating an idyllic space to relax. To one rear corner is a garden shed.



PARKING

To the front of the property is a double driveway. The driveway offers EV charging.



GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

TO VIEW

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

LOCATION

What3words: [///speech.dizzy.frogs](#)

Google Plus Code: P5CW+674 Halifax

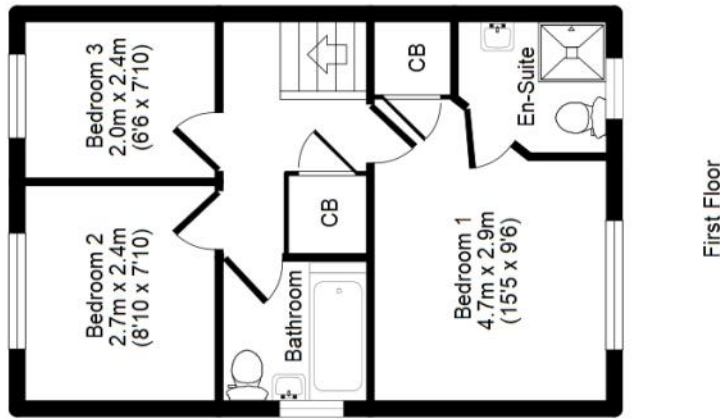
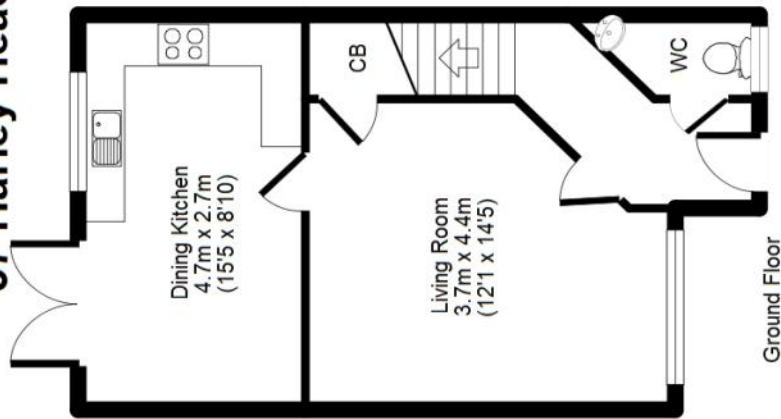
For sat nav users the postcode is: HX3 8FA

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: 69 sq. m / 742 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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