

MARSH & MARSH PROPERTIES

150 Woodhouse Lane, Woodhouse, HD6 3TH

£625,000



****ATTENTION ALL YOUNG OR GROWING FAMILIES – DO NOT OVERLOOK THIS PROPERTY!!**** An exceptional, executive FOUR DOUBLE BEDROOM detached long term family home, beautifully presented throughout, and located in a highly sought-after and convenient location with quick and easy access to the M62 corridor. Ideally situated close to local amenities and highly regarded schools, this spacious and modern property offers everything a family could need, both internal and externally. The property includes a Hive central heating system for added convenience and efficiency. In brief, on the ground floor, you are welcomed by a bright and inviting entrance hall, leading to an open-plan dining kitchen and snug, a lounge, playroom/study, and a cloakroom. Upstairs, the landing provides access to four well-proportioned double bedrooms two of which benefit from en-suite shower rooms, and the stylish house bathroom. Externally, the property boasts a well-maintained front garden, a driveway with parking for multiple vehicles, an EV charging point, and a detached garage. To the rear is a landscaped, enclosed garden—a versatile space perfect for relaxing and entertaining. An internal inspection is strongly advised to fully appreciate the quality, space, and style this wonderful home has to offer.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

ENTRANCE HALL



A composite front door with side window opens into a welcoming entrance hall featuring engineered oak flooring, a traditional radiator, and an open staircase help set the tone for the rest of the property. Additionally, there is under-stair storage perfect for convenient stowage.

DINING KITCHEN 9.1 x 7.4m (30'0 x 24'5)



A spacious open-plan dining kitchen connected to the snug, making this a dream home for those who love to entertain. There are a wide range of modern wall and base units, further enhanced by the kitchen island/breakfast bar which together provide an abundance of storage space. The kitchen includes a one-and-a-half bowl sink with

chrome mixer tap, built-in wine cooler, Rangemaster cooker with extractor fan, and an American style fridge freezer. A central kitchen island provides additional storage and seating for four. The room is finished with beautiful, tiled flooring with underfloor heating enhancing comfort. Exposed steel ceiling beams add character to the space. To complete this room there are ceiling spotlights, a large floor to ceiling UPVC window to the rear and a UPVC window to the front elevation - both with remote controlled blinds and together with the bi-folds to the snug area these provide ample natural light.



SNUG



Open plan to the kitchen diner, the snug continues

the tiled flooring with underfloor heating. It features ceiling spotlights and UPVC bi-folding doors leading to the rear garden, also with remote-controlled blinds. A designer wood-burning stove adds a stylish focal point.



LIVING ROOM 3.7 x 6.9m (11'11 x 22'7)



A generously sized lounge with a wood-burning stove set on a stone base with an oak mantle. Natural light floods in from a large UPVC bay window and an additional UPVC window.

GAMES ROOM 3.2 x 4.8m (10'4 x 15'8)



A versatile playroom/study fitted with custom cabinetry, ceiling spotlights, a radiator, and UPVC windows—perfect for children, hobbies, or home office use.

UTILITY

Fitted with modern wall and base units, this functional utility room includes a sink with chrome mixer tap and splashback tiles, along with space and plumbing for a washing machine and dryer. The room also includes a radiator, ceiling spotlights, a UPVC window, and a composite rear door leading to the garden.

CLOAKROOM

A convenient ground floor cloakroom fitted with a low flush toilet and vanity sink unit with splashback tiles. The space also features tiled flooring, ceiling spotlight, and extractor fan.



A spacious double bedroom with coving and a UPVC window fitted with remote-controlled blinds.

DRESSING ROOM



A dressing room that includes ceiling spotlights and a radiator.

LANDING



Stairs rise from the entrance hall to a first-floor landing with loft access and a UPVC window.

MASTER BEDROOM 3.3 x 4.3m (10'11 x 14'1)



EN-SUITE



A luxurious en-suite comprising a walk-in tiled shower with a glass screen, rainfall, and handheld power shower; a floating vanity sink unit and a low flush toilet. The floor is tiled and has underfloor heating. This ensuite is finished with splashback tiles, ceiling spotlights, a chrome towel radiator, and a UPVC window.

BEDROOM TWO 3.7 x 3.0m (11'11 x 10'0)



A double bedroom featuring coving, a useful storage cupboard, radiator, and UPVC window.

EN-SUITE



This en-suite includes a tiled shower cubicle with glass screen and rainfall power shower as well as a WC and vanity sink unit. To complete this room the floor is tiled and has underfloor heating, there are ceiling spotlights, and a UPVC window.

BEDROOM THREE 3.7 x 3.8m (11'11 x 12'5)



A double bedroom with decorative wall cladding, a fitted double wardrobe, ceiling spotlights, a radiator, and a UPVC window.

BEDROOM FOUR 3.3 x 3.2m (10'11 x 10'7)



A double bedroom with ceiling spotlights, a radiator, and a UPVC window.

BATHROOM



A well-appointed four-piece bathroom suite comprising a freestanding bathtub, walk-in tiled shower cubicle with rainfall power shower, low flush toilet, and hand wash basin with splashback tiles. There are stylish floor tiles with underfloor heating and partially tiled walls. The room is complete with a storage cupboard, ceiling spotlights, extractor fan, chrome towel radiator, and UPVC windows.



EXTERNAL



To the front is a neatly maintained lawn bordered by mature plants and bushes. A tiled path and steps lead up to the front door from the resin driveway which offers parking for multiple vehicles. Additional features include an EV

charging point, a detached garage, and access to a large storage space beneath the house. Gated pathways on both sides of the property lead to the enclosed rear garden, which is beautifully landscaped with a flagged patio, lawn, and composite decking—ideal for entertaining. A garden shed provides extra storage.



STORE

A useful external storage space with UPVC door.

GARAGE 3.0 x 6.1m (9'10 x 20'0)

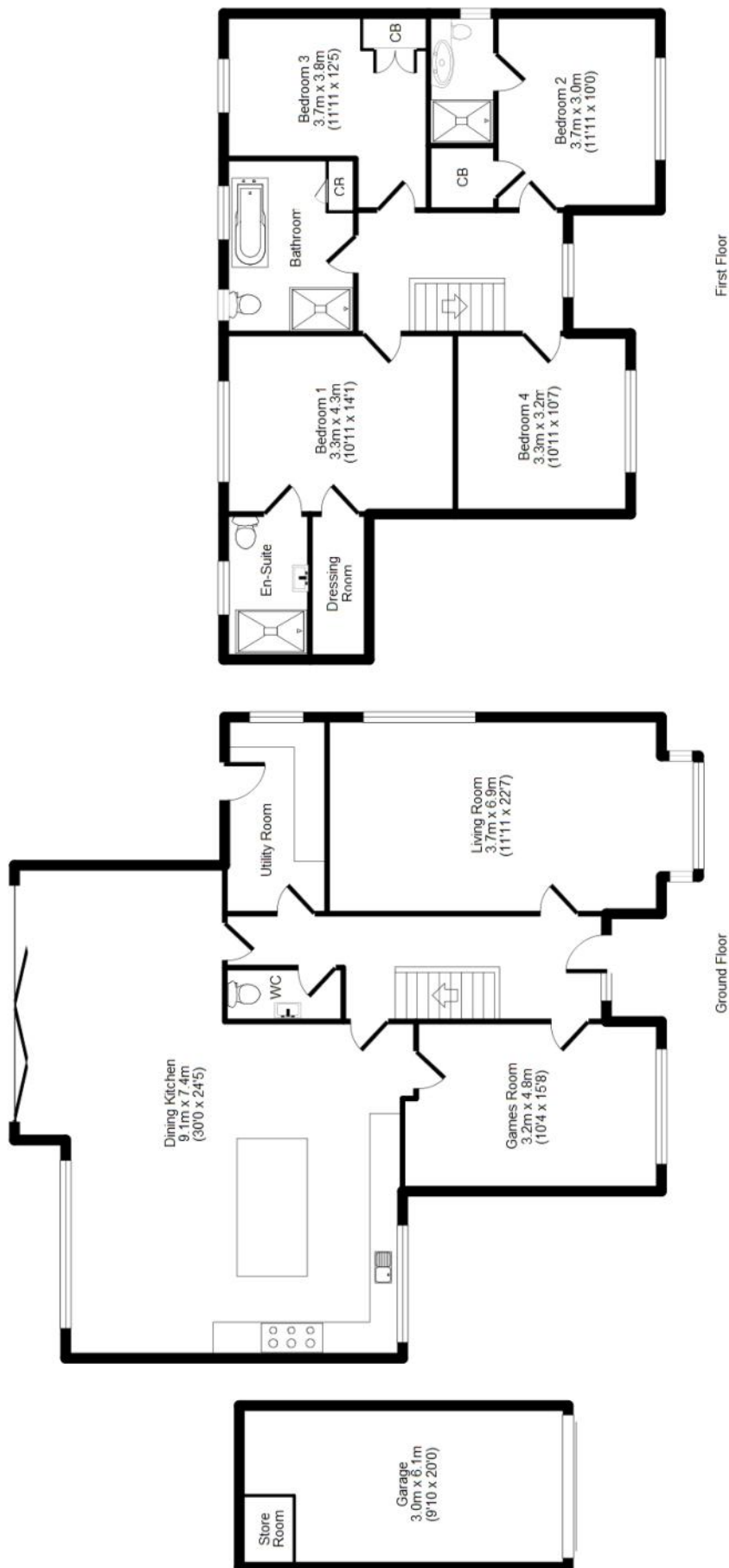
A detached garage with an electric up-and-over door, power, and light.

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.



150 Woodhouse Lane, Woodhouse, Brighouse, HD6 3TH



APPROX GROSS INTERNAL FLOOR AREA: 208 sq. m / 2237 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 of any contract or warranty.

(c) Marsh & Marsh Properties

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk