

MARSH & MARSH PROPERTIES

58-60 Staups Lane, Stump Cross, Halifax, HX3 7AB

£325,000



Having undergone a full and expert renovation and modernisation to a very high standard, this three bedroomed under-dwelling cottage is situated on the sought after and picturesque Staups Lane in Stump Cross. Offered with the added benefit of NO CHAIN, anyone looking for a high quality property, perfect for a professional couple, growing family or anyone looking for that special new home, will find this of special interest. The house benefits from a private, tiered and enclosed garden to the side elevation that offers stunning views across the valley. The house also benefits from ample on street parking to the front.

Once you step inside you will immediately fall in love with this stunning property, presented in immaculate condition throughout, all with a modern style and décor, which is light and bright throughout. All being finished to a high standard, even down to the brushed brass style switches and sockets, it is the little finishing touches presented throughout that will certainly impress. Benefitting from a large and spacious living room, open plan dining kitchen (benefitting from a large bi-folding door that opens out into the garden), three bedrooms (two with ample space for a double bed and one with en-suite), beautifully presented house bathroom and storage cellar.

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

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Its location is ideal for quick access into Halifax town centre, being only 5 minutes' drive from the property. It is also only 5 minutes from Hipperholme village with Brighouse town centre being a further 5 minutes' drive. The property offers quick access to the M62 motorway, again being only 12 minutes' drive providing quick access to the major cities of Leeds, Bradford and Manchester. Halifax train station provides excellent local rail links including access to the Grand Central train service. There are regular bus routes with stops close to the property. It is also within a short commute of outstanding primary and good secondary schools.

Owing to the high standard that this property has been completed to, its highly sought after and picturesque location, all offered with the added advantage of NO CHAIN, an appointment to view is essential in order to fully appreciate this beautiful new home.

From the front of the property a raised flagged stepped frontage leads to a high quality composite door that opens into the

LIVING ROOM



A large and spacious living room that offers the ideal impression from the moment you step inside this charming home. Offered with a wood burning stove, inset into the chimney breast, that creates the ideal central feature, especially when twinned with the modern wood panelling to either side. The room offers plenty of space for a three piece suite along with additional furniture. With a high quality wood laminate floor, wall mounted light fittings, central light fitting, double radiator and a uPVC double glazed window to the front elevation.



From the living room a wooden door opens into the

HALLWAY

The hallway offers access between the living room and dining kitchen, with its wood laminate floor, central light fitting and uPVC double glazed window to the front elevation.

From the hallway a wooden door opens into the

DINING KITCHEN



The real pièce de résistance of the property, this dining kitchen has been immaculately presented throughout, to a high standard with a beautiful

finish. The first thing you notice is the large bi-folding double glazed doors that open out onto the garden to the side elevation that offers plenty of natural light, especially when twinned with the dual aspect uPVC double glazed windows to the front and side elevations. The kitchen has work surfaces to two sides, all with over and under counter cupboards and drawers, with an additional central island offering further workspace. To one side of the kitchen there is plenty of space for a family dining table that offers an outlook over the gardens. With high quality quartz work surfaces, wood laminate flooring, ceiling inset spotlights, suspended down lights, baseboard LED lighting, integrated dual oven, integrated hob, extractor hood, integrated dishwasher, integrated wine fridge, integrated fridge, integrated freezer, vertical style modern radiator and an inset sink with mixer tap.



From the hallway a carpeted staircase leads up to the

LANDING

A light and bright landing with glass panel banister, ceiling inset spotlights and double radiator.

From the landing a wooden door opens into

BEDROOM 1



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

window to the front elevation.



From bedroom 1 a wooden door opens into its

EN-SUITE



A well-presented and laid out en-suite shower room that features a walk in rainfall style shower, close coupled toilet, vanity inset washbasin, tiled floor, tiled walls, ceiling inset spotlights, towel radiator, uPVC double glazed window to the front elevation and an extractor fan.

From the landing wooden doors open into

BEDROOM 2

Another double bedroom that again offers ample

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



BEDROOM 3

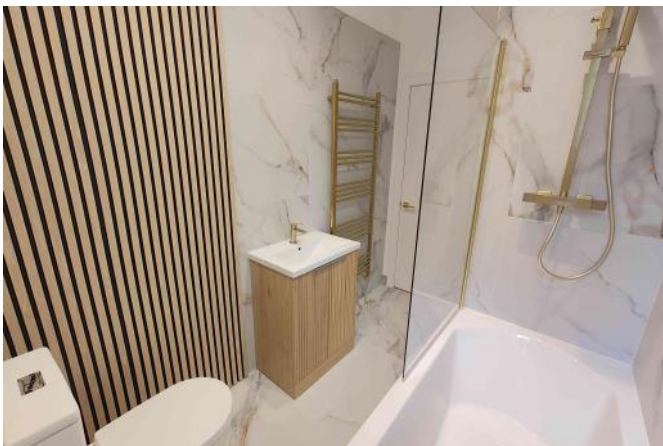


A good sized third bedroom that would be ideal for a work from home office, guest bedroom or child's bedroom. With a carpeted floor, single radiator, central light fitting and uPVC double glazed window to the side elevation.

BATHROOM

A beautifully finished house bathroom that truly creates the ideal place to relax. With a panel bath, over bath shower, glass splash guard, close

coupled toilet, vanity inset washbasin, towel radiator, tiled floor, tiled walls, wood panel walls, ceiling inset spotlights and a frosted uPVC double glazed window to the front elevation.



CELLAR

A small keeping cellar, ideal for additional storage space.

GARDENS



A multi-tier and fully enclosed garden that offers fantastic far reaching views over the Calder Valley. The garden features a patio seating area, two lawned sections and flowerbeds that creates the ideal place to sit back and relax or to have a barbeque. The gardens are enclosed by a wooden

fence to increase privacy and security.





PARKING



To the front of the property there is more than ample on street parking space.



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: ///farms.clever.fired

Google Plus Code: P5P5+6H7 Halifax

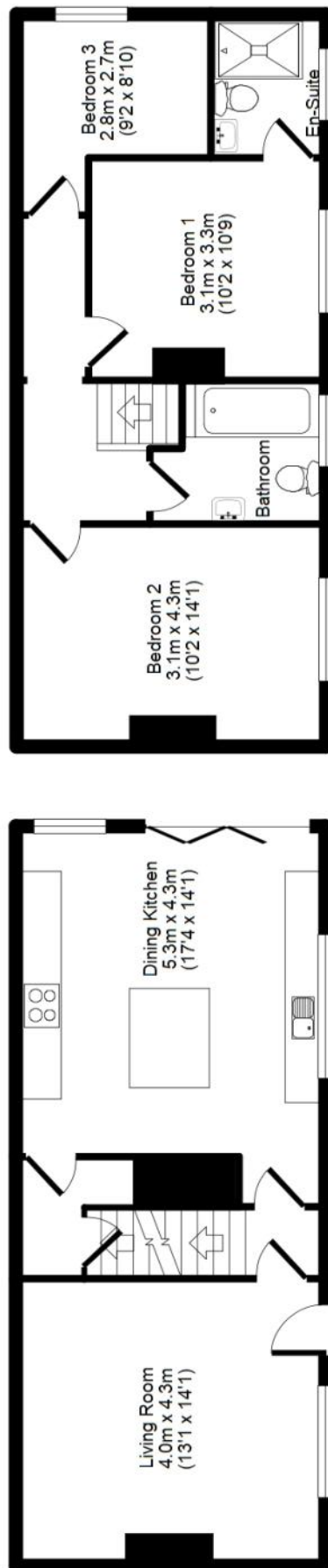
For sat nav users the postcode is: HX3 7AB

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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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 88 sq. m / 948 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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