

MARSH & MARSH PROPERTIES

5 Plantation Court, Bradford, BD6 3FA

£220,000



If you are looking for a charming family home, then look no further than this four bedroomed, end-of-terrace, property; situated in a private and hidden cul-de-sac, offering a peaceful setting. Approached down a private road into a small cul-de-sac, this modern home features a front driveway that could accommodate up to four cars. To the rear of the property is a large “L” shaped lawned garden, all fully enclosed, ideal for children and pets to play in a secure setting.

Internally the property is offered with a neutral décor throughout, with ample space, in a well thought out layout, creating the ideal environment for any modern family. The house benefits from a generous living room, well-laid out dining kitchen, ground floor WC, four bedrooms over two floors (three of which offer more than ample space for a king sized bed along with additional bedroom furniture), and a house bathroom.

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

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The property is positioned in a well-connected location, with quick access to the motorways; the M606 being just a short 10 minute drive away and the M62 providing excellent connections to the major cities of Leeds and Manchester. With easy access to local bus routes and Bradford city centre being a short commute, providing access to its shops, services and its two train stations with excellent local services to the surrounding areas, in addition to the Grand Central train service.

Owing to the fantastic features on offer, an internal inspection is essential in order to fully appreciate this family home.

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

HALLWAY

A welcome reception into the property the hallway features a vinyl floor, double radiator, two central light fittings, storage cupboard and a matted entrance area.

From the hallway openings lead into the

LIVING ROOM



A spacious family living room that offers more than ample space for a three piece suite along with additional furniture. The room offers a charming view of the rear garden via its uPVC double glazed French doors, which also offer access to the rear, as well as the uPVC double glazed window to the rear elevation. With a carpeted floor, two central light fittings, single radiator and a television access point.



DINING KITCHEN



A generous dining kitchen that is well-appointed with laminated "L" shaped work surfaces, with over or under counter cupboards and drawers, to two walls offering plenty of work space. To one corner there is space for a family dining table.



With an integrated hob, integrated oven, uPVC double glazed windows to the front elevation, extractor hood, ceiling inset spotlights, plumbing for a washing machine, integrated washer, vinyl floor, tiled splashbacks, space for a fridge/freezer and a 1 ½ stainless steel sink with stainless steel mixer tap.

From the hallway a wooden door opens into the

WC

An ideal addition to the property offering ground floor facilities. With a vinyl floor, close coupled toilet, washbasin, central light fitting and extractor fan.

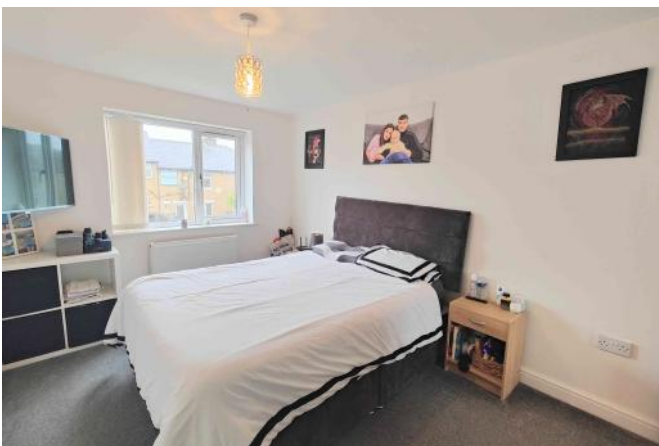
From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor and central light fitting.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom that offers plenty of space for a king sized bed along with additional furniture. With a carpeted floor, uPVC double

glazed window to the front elevation, central light fitting and single radiator.



BEDROOM 2



Another good sized bedroom that also offers space for a king sized bed along with additional furniture. With a carpeted floor, uPVC double glazed window to the rear elevation (overlooking the gardens), central light fitting and single radiator.

BEDROOM 4



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

BATHROOM



A well laid out house bathroom that features a panel bath, over bath shower, pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the front elevation, ceiling inset spotlights, stainless steel towel radiator and an extractor fan.

From the landing a carpeted staircase leads up to the

UPPER LANDING

With a carpeted floor, central light fitting and eaves access hatch.

From the upper landing a wooden door opens into

BEDROOM 3



A rather large and spacious upper bedroom, ideal for use as a master bedroom or as a teenager's getaway space. The room can accommodate a king sized bed easily along with additional furniture. With a double radiator, two Velux windows, carpeted floor and a central light fitting.

GARDENS

To the rear of the property is a sizable "L" shaped garden, all fully enclosed, creating the perfect garden for children and pets to play. The garden is fully lawned, features a hut to one side and is

gated to the front elevation creating a secure space.



PARKING

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

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: ///crisp.spite.achieving

Google Plus Code: Q59V+Q75 Bradford

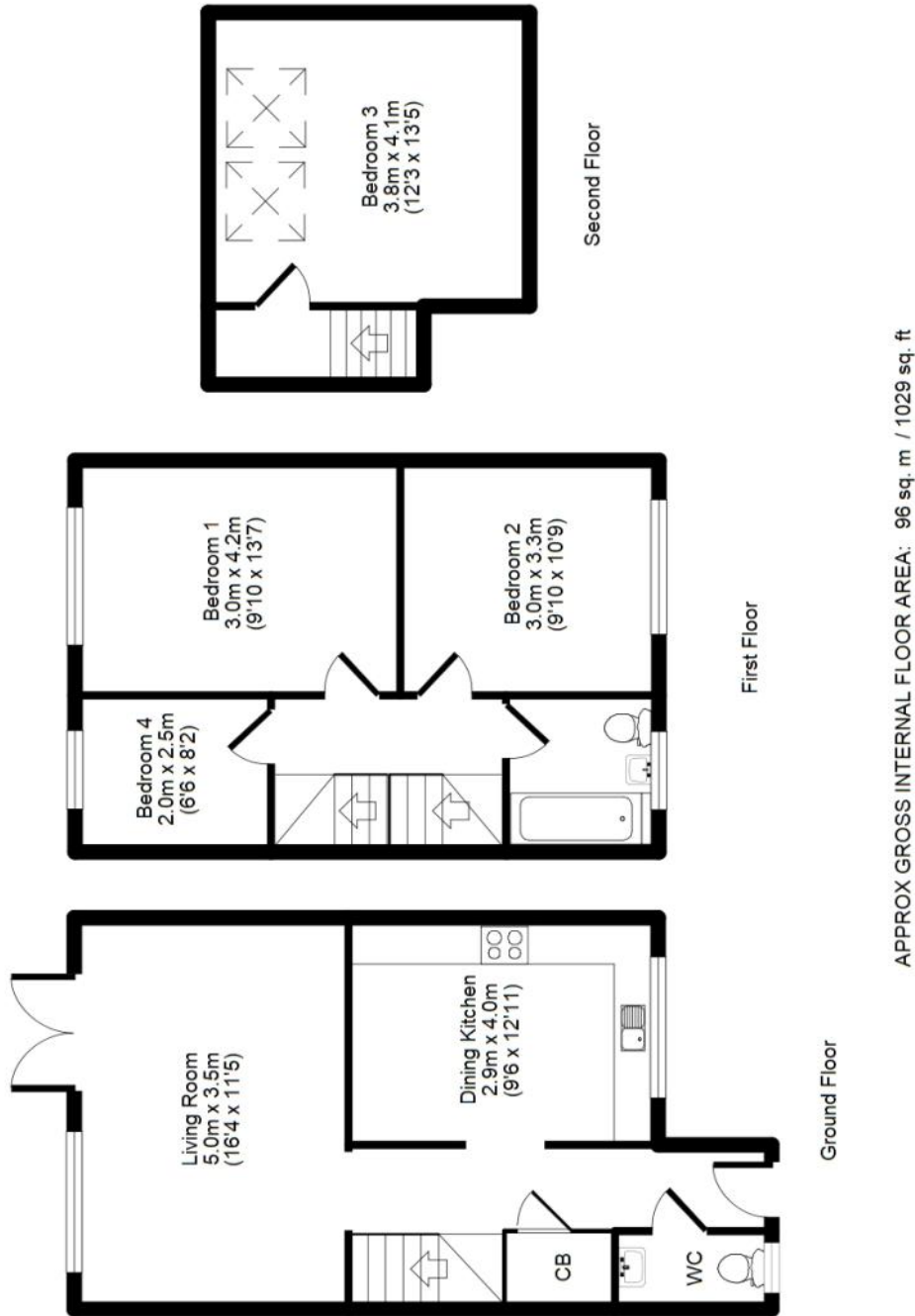
For sat nav users the postcode is: BD6 3FA

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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Floor Plan measurements are approximate and are for illustrative purposes only. For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. 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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