

MARSH & MARSH PROPERTIES

Whispering Spinney, Beechwood Road, Halifax, HX2 9BU

£675,000



It is a rare and special opportunity when a property such as this becomes available on the open market. A four bedroomed, detached, home that offers a real “Special Something” that will both impress and delight from the moment you arrive. The property is situated in its own private setting with gated access. To the front elevation is a spacious parking forecourt that offers ample room for 4+ cars. A gated driveway leads down to a second rear parking forecourt that offers space for another 6+ cars.

The house has large, surrounding gardens with a large lawned area and bordering patio seating space that is also covered to one side with a seating pagoda. A raised area houses a charming summer house, ideal for children to play, as well as an enclosed vegetable garden hidden away to the rear of the lawn. A raised decked staircase leads up to a large open garden area that is ready to be turned into a further usable garden space. To the rear are the double and single garages, linked together, that also double as a large and highly functional workshop. This fantastic addition to the property is ideal for anyone that requires a place to run a home business or would like a hobby shop. Planning dependant, the garage could also be possibly converted in to an Annexe for a family member.

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Internally the property will continue to impress, being offered in good condition throughout, presenting the opportunity to move in with little work required. Featuring a modern and stylish décor that is light and bright. With its welcoming entrance hallway, spacious living room, well-appointed kitchen, family dining room, sitting room, utility room, ground floor WC, gallery style landing, four bedrooms (two with en-suite and one with a large dressing room) and a family bathroom.

The property benefits from being within the catchment area, and walking distance, of good primary and outstanding secondary schools. Halifax town centre is only a short commute (10 minutes' drive) providing access to its excellent shops, services and train station with regular rail services to the surrounding area in addition to the Grand Central train service. The M62 motorway is 20 minutes' drive away providing access to the major cities of Leeds, Bradford and Manchester.

Owing to the whole host of fantastic features that are on offer with this beautifully presented property, including the large and spacious external aspect, its beautiful internals, in addition to the external workshop/garage buildings, an appointment to view is essential.

From the front of the property a high-quality composite door opens into the

HALLWAY

A welcoming reception as you step inside the property, the hallway features a tiled flooring, uPVC double glazed windows, central light fittings, wall mounted light fittings and a double radiator.

From the hallway a wooden door opens into the

DINING ROOM

A large and open dining room that creates a hub location for both the kitchen and the living room. The dining room offers ample space for a family dining table along with additional furniture. With a tiled flooring, uPVC double glazed window to the front elevation, central light fitting and two double radiators.



From the dining room an opening lead directly into the

KITCHEN





The real pièce de résistance of the property, the large and open kitchen offers a fantastic and highly functional space. Bathed in natural light owing to the two sets of large bi-folding doors, that open to the covered garden seating area to the side elevation, in addition to the uPVC double glazed window to the rear elevation. The kitchen has solid wood work surfaces to three walls in addition to a central island offering plenty of work space and, when twinned with the numerous cupboards and drawers, offers ample storage space. The central island can also be utilised as a breakfast bar. With a range style cooker unit, extractor hood, tiled flooring, tiled splashbacks, integrated dishwasher, ceiling inset spotlights, boxed style coving with ceiling inset LED's, space

for a fridge/freezer and a 1 ½ stainless steel sink with stainless steel mixer tap.

From the dining room a set of dual doors open into the

LIVING ROOM



A large living room that acts as the ideal communal space for the whole family. The living room also offers access to the rear elevation via its uPVC double glazed French doors. The room offers ample space for a three-piece-suite and benefits from an inset electric fireplace that offers an ideal central feature for the whole room. With a carpeted floor, cornice to ceiling, central light fitting and two radiators.

From the hallway wooden doors open into the

SITTING ROOM



A charming sitting room / snug, that is ideal for offering a private and cosy space to sit back and relax. With a carpeted floor, uPVC double glazed window to the rear elevation, double radiator, alarm control panel, central light fitting and television access point.

UTILITY ROOM

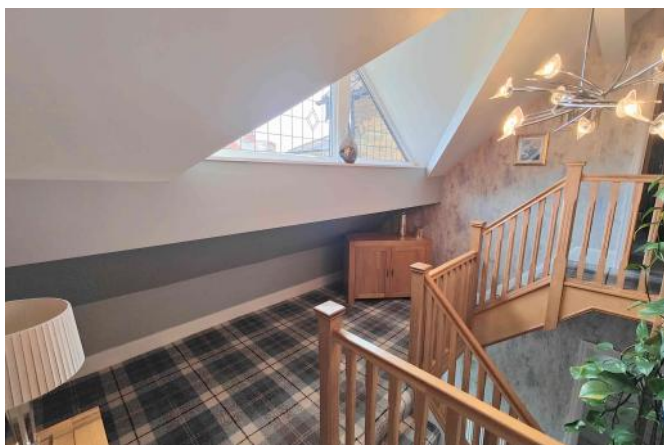
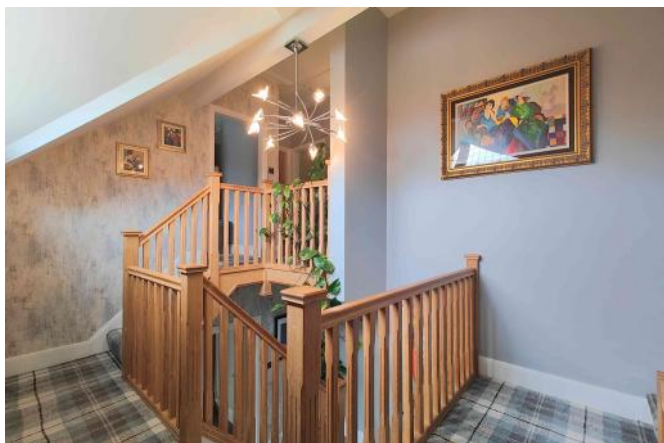
A fantastic addition to the property, offering ample work and storage space for appliances that is tucked away from the main area of the property. With a wood laminate flooring, single radiator, plumbing for a washing machine, space for a dryer, central light fitting and two uPVC double glazed windows to the side elevation.

WC

An ideal addition that offers ground floor facilities, with its tiled flooring, single radiator, washbasin, frosted uPVC double glazed window to the side elevation, central light fitting and a close coupled toilet.

From the hallway a staircase leads up to the

LANDING



An open and rather impressive galleried landing that offers a charming upper hub area for the property. With its wooden balustrade, carpeted

floor, central modern style chandelier light fitting and triangular shaped feature uPVC double glazed window to the front elevation.

From the landing a wooden door opens 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, central light fitting, uPVC double glazed window to the rear elevation - overlooking the garden, double radiator and cornice to ceiling.

From the rear of bedroom 1 an opening leads directly into its

DRESSING ROOM



A wonderful addition to this bedroom, the dressing room features a large amount of hanging and storage space, alleviating the need for a wardrobe in the main bedroom area. With a carpeted floor, central light fitting, double radiator and Velux window.

From the bedroom a wooden door opens into the

EN-SUITE



A stunningly presented en-suite shower room, that has been well finished and makes excellent use of the space on offer. With a walk-in style alcove shower, large vanity station with onset

bowl style washbasin, close coupled toilet, beamed ceiling, Velux window, ceiling inset spotlights, tiled walls, tiled floors, extractor fan and a stainless-steel towel radiator.

From the landing a wooden door opens into

BEDROOM 2



A very large second bedroom that can also accommodate a king-sized bed and additional bedroom furniture. The room has a large wardrobe, bisecting the room, to create a dressing area. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and double radiator.

To the rear of bedroom 2 a wooden door opens into its

EN-SUITE



Another well-presented en-suite shower room with an alcove inset shower cubicle, tiled floor, tiled walls, stainless steel towel radiator, vanity inset washbasin, feature triangular uPVC double glazed window to the front elevation, close coupled toilet, ceiling inset spotlights and extractor fan.

From the landing wooden doors open into

BEDROOM 3



A large bedroom, again as before offering space for a king-sized bed along with additional bedroom furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and double radiator.



BEDROOM 4



A feature, fairytale designed, bedroom, perfect for a child's bedroom, that has been well finished with custom murals and a reading nook, hidden in the central feature tree design, that will certainly impress. With a carpeted floor, central light fitting, double radiator and a uPVC double glazed window to the rear elevation.

HOUSE BATHROOM



A well laid out house bathroom that features a large panel bath, corner shower cubicle, close coupled toilet, vanity inset washbasin, tiled floor, tiled walls, ceiling inset spotlights, stainless steel towel radiator, frosted uPVC double glazed window to the rear elevation and an extractor fan.

GARDENS

To the front of the property, bordering the front driveway, is a charming flowerbed garden that creates a welcoming frontage as well as enhancing the kerb appeal of the property.

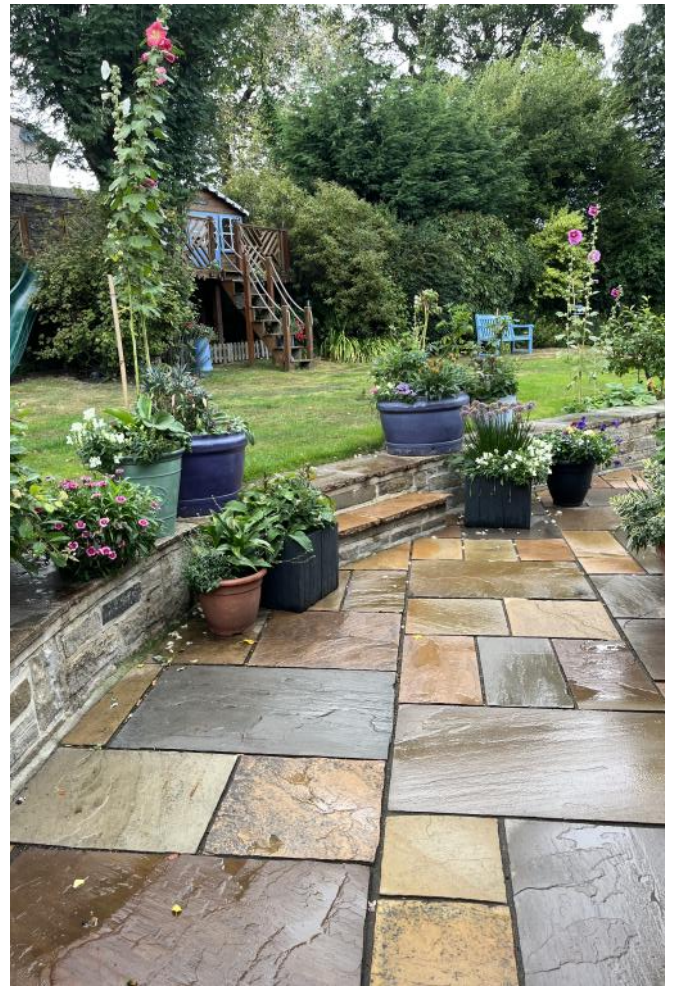


To the rear is the large and open gardens. To the edge of the property is the bordering patio seating



area that leads around to the covered area to the side by the kitchen. The patio area is ideal to sit back and relax, to entertain or to have a barbeque. The main area of the garden is a large lawn, ideal for children and pets to play in a secure, enclosed and gated space. A raised area of the garden leads up to "Mini Spinney" a raised summer house, perfect for children to play. To the rear corner is a hidden grower's area, ideal for vegetables and featuring a shed. A second set of steps lead up to a large decked section offering further garden space or development potential.





PARKING



The property is offered with a front parking

forecourt that can park 4+ cars easily.

A gated entranceway leads to the rear forecourt that can park 6+ cars.

To the rear of the driveway is the

WORKSHOP & GARAGE



Ideal for a variety of uses, the garage comprises of a double and single garage offering a fantastic amount of space. The double garage is currently utilised as a workshop and features both a storage area and office space to the rear of the building. The garage would be ideal for development into an annexe should there be a need from the new owners, planning depending.

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.

TO VIEW

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

LOCATION



What3words: [///remedy.fakes.shock](#)

Google Plus Code: P4W8+V7R Halifax

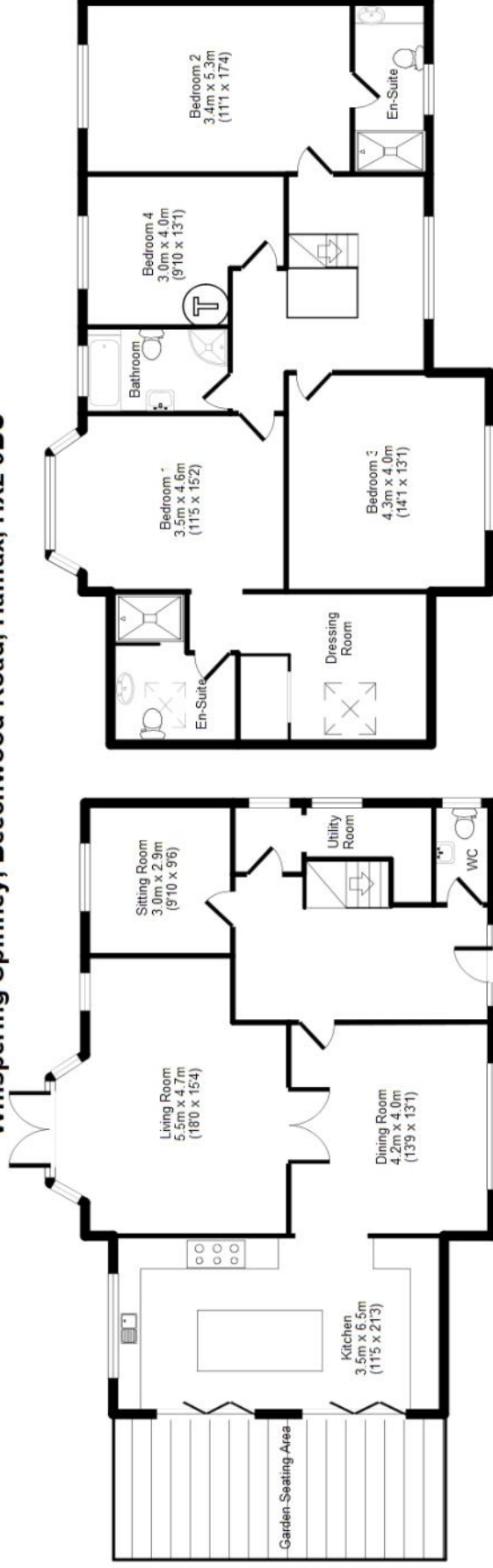
Postcode: HX2 9BU

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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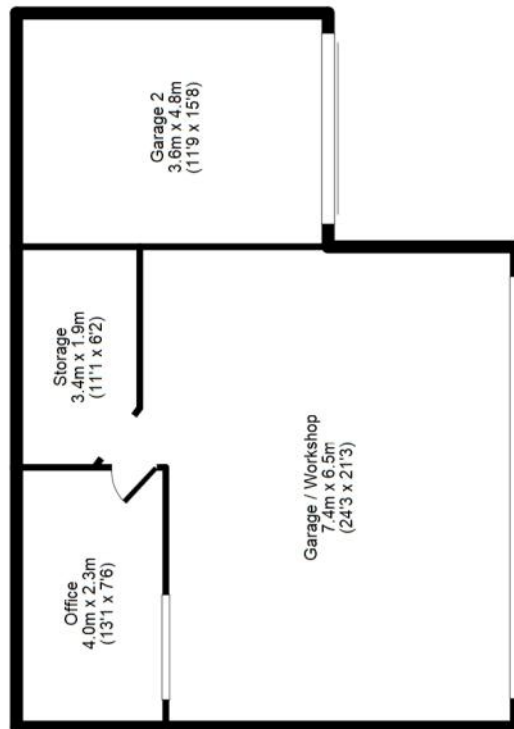
Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 197 sq m / 2119 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

Garage / Workshop - Whispering Spinney, HX2 9BU



APPROX GROSS INTERNAL FLOOR AREA: 74 sq. m / 799 sq. ft

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