

# MARSH & MARSH PROPERTIES

*Lower Gads Hill, Trimmingham, Halifax, HX2 7PT*

**£450,000**



Situated in a lofty position in Trimmingham, Halifax, is this three bedroomed, detached, bungalow. A beautifully presented property that is located in a quiet and private setting, set back from any roads and benefitting from a truly stunning view overlooking Sowerby Bridge and towards the valley beyond. The house has received plenty of love, care and attention to create an ideal property for anyone looking for that special something. The house features stunning and well-maintained, multi-tiered, gardens to the rear elevation that offers a fantastic view and an ideal place to sit back and relax. To the front is a long driveway leading to a double garage that, in total, offers space for 6+ cars. A fantastic setting that certainly must be viewed to be fully appreciated.

Internally the property is offered in a well-maintained, neat and stylish presentation providing the ideal opportunity for any prospective buyer to move in with little work required. The property offers charming views from any front facing window and features an ideal place to sit back and relax owing to its substantial conservatory. The property benefits from large rooms throughout with a spacious living and dining room, well-appointed kitchen, three double bedrooms and house bathroom. The house also benefits from a large amount of storage space in the cellar, accessed via the garage, offering a fantastic amount of space, which also provides easy access to plumbing and electrics.

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The property is only a 5-minute drive from Sowerby Bridge as well as 10 minutes' drive from Halifax town centre; both with train stations. Also, there are both good primary and secondary schools all within a short commute. It also benefits from far reaching views, a spacious layout and a perfect position, in a highly sought after area.

With so much on offer this property certainly requires further attention and an appointment to view in order to fully appreciate this charming home.

From the front driveway a series of stone steps lead up to a uPVC double glazed door that opens into the

### CONSERVATORY



This substantially built, light and bright, conservatory offers the ideal reception into the property as well as the perfect place to sit and enjoy the far reaching views. With uPVC double glazed windows to all sides and a high quality, self-cleaning, glazed roof. The conservatory offers ample space for a dining table along with additional furniture. With a wood laminate floor,

omni-directional ceiling spotlights, single radiator and two electric radiators.



From the conservatory a wooden door opens into the

### LIVING & DINING ROOM



A large and open living/dining room that offers plenty of space for a three piece suite along with a large family dining table. This "L" shaped room offers the perfect central hub for the property that will suit any family dynamic. The room has a large uPVC double glazed window, to the front elevation, with an ideal view over the valley beyond, as well as a set of uPVC double glazed French doors to the rear elevation. An inset



chimney breast gas fireplace creates the ideal central feature for the whole room. With a carpeted floor, ceiling inset spotlights, cornice to ceiling, three single radiators and a television access point.



From the living/dining room a wooden door opens into the

## KITCHEN



A beautifully presented and well laid out kitchen, owing to the laminated work surfaces to three sides of the room, part of which is a breakfast bar style, and all with over or under counter cupboards and drawers. To one corner is a pantry cupboard offering ample additional storage space. With an integrated dual oven, integrated hob, stainless steel extractor hood, ceiling inset spotlights, under cupboard lighting, uPVC double glazed window to the front elevation, tiled floors, tiled splashbacks, fitted washing machine, single



radiator, fitted fridge, fitted freezer and an inset 1 ½ stainless steel sink with stainless steel mixer tap.

From the living/dining room a wooden door opens into the

### HALLWAY

With a wood laminate floor, single radiator and ceiling inset spotlights.

From the hallway wooden doors open into

### BEDROOM 1



A large master bedroom that offers ample space for a king sized bed. The room features fitted cupboards surrounding the room creating plenty

of additional storage space. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the side elevation.

### BEDROOM 2



Another good sized bedroom that again offers space for a king sized bed as well as featuring a fitted wardrobe to one side of the room. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the side elevation.

### BEDROOM 3



A very generous third bedroom that can accommodate a double bed, ideal for a guest room, child's bedroom or work from home office



space. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.

## BATHROOM



A well laid out and presented house bathroom that makes excellent use of the space on offer to create a highly functional room. With a large corner whirlpool style bath, large corner shower, counter inset washbasin, close coupled toilet, ceiling inset spotlights, modern style vertical radiator (with inset mirror), frosted uPVC double glazed windows to the rear elevation, vinyl flooring and splashback tiling.

From the conservatory a wooden door opens into the

## WC

A fantastic addition to the property offering additional facilities, including a close coupled toilet, washbasin, wood laminate floor and central light fitting.

## GARDENS



The gardens for this property must be seen to be fully appreciated. The multi-tier nature offers an expansive garden that has been well-manicured and tended to create a picturesque backdrop to the property. There are numerous sheds, a summerhouse and pagoda. Once you step foot



into the gardens you will immediately notice the love and care that have gone into them.



To the edge of the conservatory is a large patio terrace, offering one of the best views of the

valley as well as the ideal location to sit back and relax or even to enjoy a barbeque.



### PARKING & GARAGE

To the front of the property is a long driveway that easily offers parking for 5+ cars.



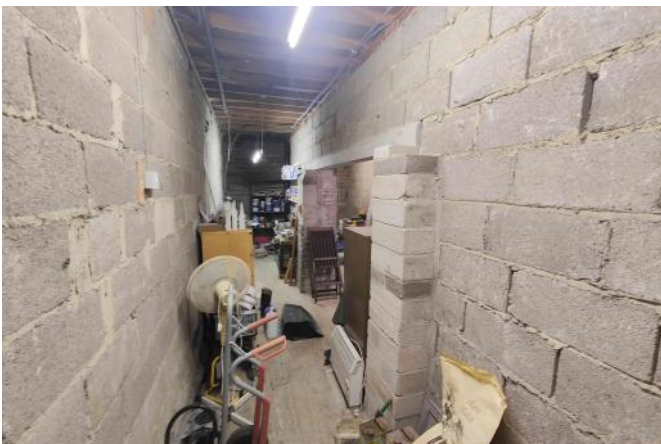




To the rear of the drive an integral garage offers an additional secure parking space along with ample additional storage space.

To the side of the integral garage an opening leads into the

### CELLAR STORAGE



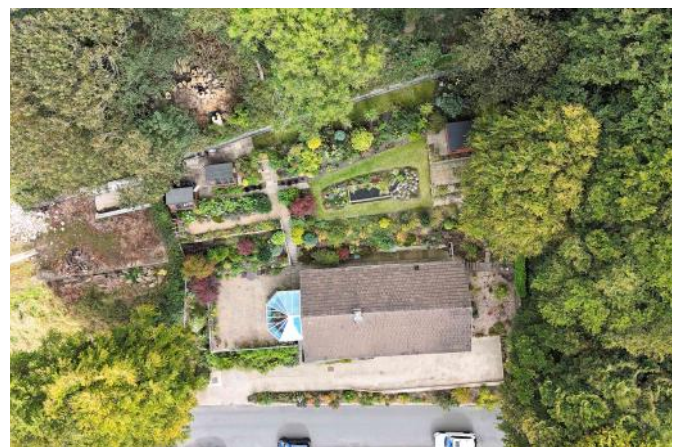
Spanning the footprint of the main property, the storage area is a “warren” of storage space as well as easy access to the underside of the property. All fitted with light fittings, this is the ideal area for a workshop.



### 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.

### **DIRECTIONS**

What3words: [///vanish.sticky.chase](https://www.what3words.com/vanish.sticky.chase)

Google Plus Code: P493+HJH Halifax

For sat nav users the postcode is: HX2 7PT

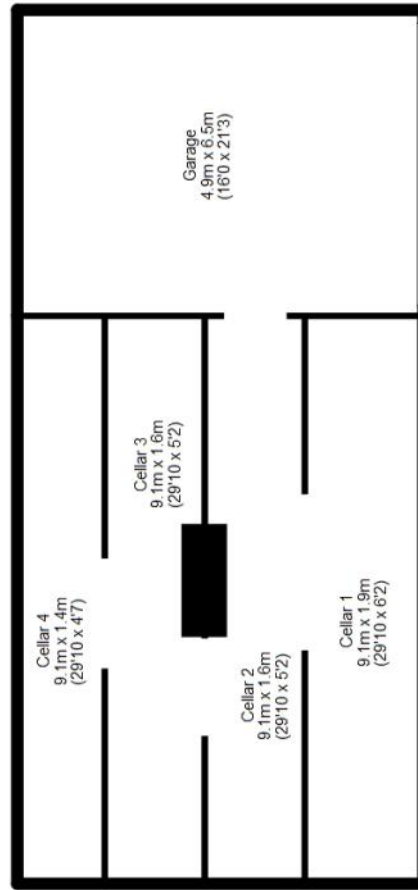
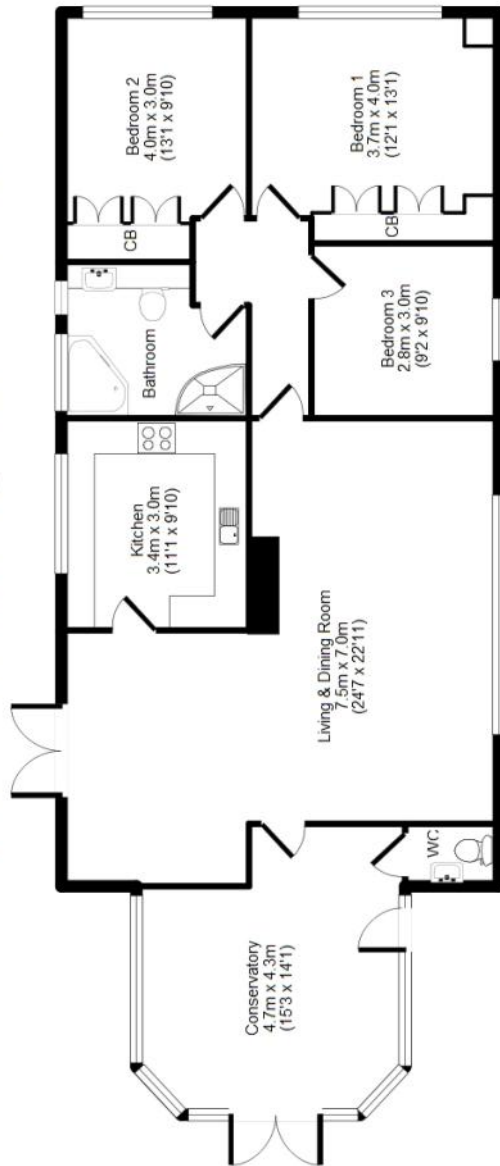
### **MORTGAGE ADVICE**

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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## Lower Gads Hill, Trimmingham, Halifax, HX2 7PT



204 sq. m / 2197 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.  
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