

# MARSH & MARSH PROPERTIES

12A Westcroft Avenue, Stone Chair, HX3 7LE

£245,000



Located towards the head of a very quiet and peaceful cul-de-sac, situated in the sought after residential location of Stone Chair in Shelf, is this three bedroomed, terraced, property. Presented in beautiful condition and offered with the added benefit of private driveway parking to the front elevation. This house is ideal for any growing family, professional couple, or anyone looking for a smart new home. To the rear of the property is a large and long, southerly facing, garden offering the perfect place to sit out and relax as well as a charming backdrop to the property. From the moment you arrive you can immediately tell that this is that special something.

Internally the property is offered in a beautiful condition, with fantastic features that will impress, creating the opportunity to move in with little work required. With its warm and inviting living room, spacious and bright dining kitchen, ground floor WC/utility room, three bedrooms (two with ample space for a double bed), house shower room and a part-boarded loft offering additional storage space.

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

Tel: 01422 648 400

[info@marshandmarsh.co.uk](mailto:info@marshandmarsh.co.uk)

[www.marshandmarsh.co.uk](http://www.marshandmarsh.co.uk)



The property benefits from being within the catchment area of an outstanding primary school as well as being within easy transport distance of the surrounding secondary schools. Also benefitting from good transport connections, with quick access into both Halifax and Bradford. The property also sits within a 10 minute drive of the M62 motorway, providing fantastic connections to regional cities. The Halifax and Bradford train stations also offer excellent local connections including the Grand Central train service.

Owing to the whole host of fantastic features on offer with this modern and stylish house, all situated in a well-connected and peaceful setting, an appointment to view is essential in order to fully appreciate this property.

From the front, a high-quality composite door opens into the

### HALLWAY

A welcome reception into the property the hallway features a tiled floor, single radiator and central light fitting.

From the hallway a wooden door opens into the

### LIVING ROOM



This warm and inviting living room presents the ideal place to sit back and relax in a welcoming environment. A modern style electric fireplace, set in a wooden hearth and mantelpiece, creates the perfect central feature for the whole room. A uPVC double glazed bay window, to the front elevation, offers ample natural light for the whole room. With a solid wood floor, central light fitting, double radiator and a television access point.



From the rear of the living room a wooden door opens into the

### DINING KITCHEN







The real pièce de résistance of the property is the large and open dining kitchen. Presented with a modern style and format that is fully bathed in natural light owing to the large uPVC double glazed windows to the rear elevation. A uPVC double glazed door offers access out into the large rear gardens. The room offers ample space for a large family dining table along with further sitting room space. Laminated work surfaces to two sides, with a generous central island, offer plenty of work space, all with over and under counter cupboards and drawers. With an integrated hob, modern style extractor hood, double radiator, splashback tiling, wood effect vinyl flooring, fitted fridge/freezer, three central light fittings and an inset 1 ½ sink with a stainless steel mixer tap.

From the dining kitchen a wooden door opens into the

### WC & UTILITY



A fantastic addition to the property that offers ground floor facilities as well as plumbing for a washing machine to the rear cupboard. With a vanity inset washbasin, close coupled toilet, single radiator, vinyl floor and central light fitting.

From the hallway a staircase leads up to the

### LANDING



With a wooden floor, central light fitting and loft access hatch (with a pull-down ladder that leads



up to a part-boarded loft).

From the landing wooden doors open into

### BEDROOM 1



A large master bedroom that offers plenty of space for a double bed along with additional bedroom furniture. The master bedroom benefits from a feature open fire creating a central feature. With a wooden floor, central light fitting and a uPVC double glazed window to the front elevation.

### BEDROOM 2

Another good-sized bedroom that can again accommodate a double bed. An alcove inset

cupboard offers additional storage space. The uPVC double glazed window, to the rear elevation, offers a fantastic outlook over the rear garden. With a wooden floor, central light fitting and single radiator.



### BEDROOM 3



Currently utilised as a fantastic dressing room, bedroom three would be ideal for a guest bedroom, child's room or as a work from home office. With a wooden floor, central light fitting, uPVC double glazed window to the front elevation and a single radiator.

### SHOWER ROOM



A well-presented and laid out house shower room



that benefits from a corner shower cubicle, electric shower, vanity inset washbasin, low flush toilet, vinyl floor, tiled splashbacks, ceiling inset spotlights, frosted uPVC double glazed window to the rear elevation and a stainless steel towel radiator.



From the landing a pull down ladder offers access to the

### LOFT STORAGE

A part-boarded loft that offers a generous amount of storage space.

### GARDENS



A rather large and long rear garden that, owing to

its southerly facing orientation, is a real sun trap. To the edge of the property is a decked terrace, creating the ideal space to sit back and relax. A flagged pathway leads down to a lawned garden, with flowerbeds and wooden shed, which offers the ideal place for children and pets to play.



### PARKING

To the front of the property is a flagged parking forecourt.

### 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: ///pines.palms.tunnel

Google Plus Code: P5WH+2QF Halifax

For sat nav users the postcode is: HX3 7LE

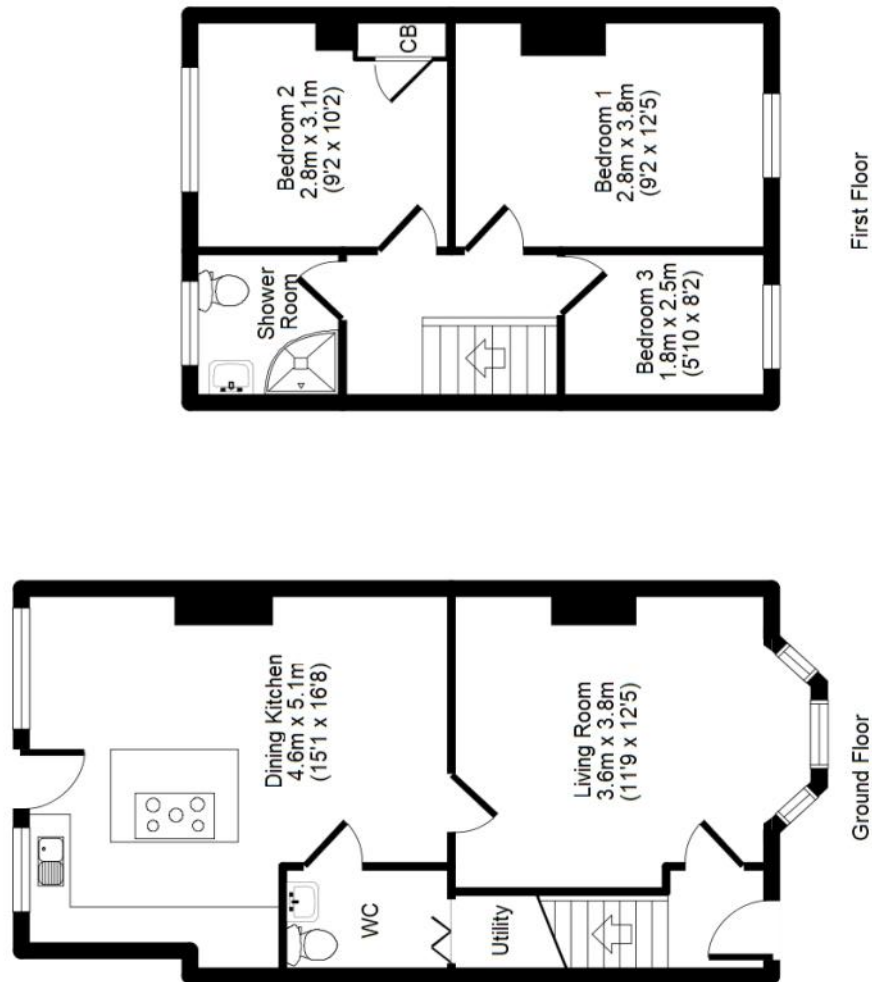
### MORTGAGE ADVICE

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. 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.

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