

MARSH & MARSH PROPERTIES

46 Bluebell Drive, Wyke, BD12 8AG

£470,000



Situated on the small, charming and peaceful development of Bluebell Woods is this beautifully presented, four bed roomed, detached, home. The perfect property for any growing family, professional couple or anyone looking for that special something. It is also offered with the added advantage of being NO CHAIN, providing the opportunity for immediate possession. The attractive approach, up a private road, leads to the immaculately presented frontage with its shrub gardens, bordering the front steps, which greatly enhances the kerb appeal of the property. To the rear is a large patio and lawned garden offering an ideal place to sit and relax whilst children or pets play in a secure setting. To the side of the property is a driveway, offering spaces for two cars, with a single garage offering an additional secure parking space or additional storage.

Just step foot inside this property and you will immediately fall in love. Having been beautifully finished and presented throughout, this house offers the opportunity to move in with no work required. The natural flow of the property lends itself to modern living and family life and is presented with a modern décor. With its spacious living room, beautifully finished and extended dining kitchen, utility room, snug/office, ground floor WC, open landing, four large bedrooms (all with ample space for a double bed and one with en-suite) and a house bathroom.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

This property benefits from being within a short commute of a local outstanding primary school and good secondary schools. There are also excellent transport links to the surrounding area with Bradford being just a short 10 minute drive away, as well as quick access onto the M62 motorway offering links to Leeds and Manchester. Also with access to either Bradford or Brighouse train stations, both with cross Pennine connections and availability to the Grand Central train service to London.

Owing to the beautifully finished quality of this property, its large and spacious gardens and the sought after nature of this development, all with the added advantage of being with NO CHAIN, an appointment to view is essential.

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

HALLWAY

As you step inside you are immediately greeted by the warm and welcoming entrance hallway that offers access throughout the ground floor of the property. With its high quality parquet style vinyl flooring, matted entrance way, single radiator and ceiling inset spotlights.

From the hallway wooden doors open into the

LIVING ROOM



A large and spacious living room, ideal for a family communal space, offering plenty of room for a three piece suite along with additional furniture. A wood burning stove, set into an exposed brick hearth and with wooden mantelpiece, creates a charming central feature for the whole room. The uPVC double glazed bay window bathes the whole

room in natural light. With two central light fittings, carpeted floor, two radiators and a television access point.



DINING KITCHEN





The real pièce de résistance of the property is the large and open dining kitchen. Immediately you notice the bi-folding doors, and full width skylights, that offer not only a fantastic view over the rear garden but provide plenty of natural light for the whole room. There is plenty of space for a large family dining table to one side of the room, with the other being occupied by the high quality quartz countertops to two sides, with a central quartz island that also doubles as a breakfast bar. With its integrated oven, integrated microwave oven, integrated induction hob (that features an inset vented central extractor), double radiator, central light fitting, ceiling inset spotlights, high quality vinyl parquet flooring, two additional double glazed windows to the side elevations, under cupboard lighting, corner larder/pantry cupboard, integrated dishwasher, fitted full height fridge, fitted full height freezer, mirrored splashbacks and a Belfast style sink with feature Quooker tap.

From the dining kitchen a wooden door opens into the

UTILITY ROOM

Another useful addition to the property offering additional work space, featuring a quartz work

surface to one side, all with over and under counter cupboards. A composite door, to the rear elevation, offers access to the gardens. With plumbing for a washing machine, space for a dryer, boiler housing, ceiling inset spotlights and



an inset stainless steel sink with stainless steel mixer tap.

From the hallway a wooden door opens into the

STUDY/SNUG/PLAYROOM



The perfect space for use as a work from home office, playroom or even as a snug. The room features a carpeted floor, uPVC double glazed window to the front elevation, single radiator and central light fitting.

From the hallway a wooden door opens into the

WC

Offering further ground floor facilities the WC features a close coupled toilet, pedestal wash basin, central light fitting, frosted uPVC double glazed window to the side elevation, single radiator and a high quality vinyl Parquet floor. The WC also has a wooden door that opens into an under stairs storage space, ideal for coats and shoes.



From the hallway a carpeted staircase leads up to the

LANDING



A galleried landing with a carpeted floor, single radiator, uPVC double glazed window to the side elevation, loft access hatch, storage airing cupboard and ceiling inset spotlights.

From the landing a wooden door opens into

BEDROOM 1



A generous master bedroom that offers ample space for a king sized bed along with additional furniture. Two fitted cupboards offer plenty of

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



From bedroom 1 a wooden door opens into its

EN-SUITE



A well laid out en-suite shower room that makes excellent use of the space on offer. With a large shower cubicle, vanity inset washbasin, close coupled toilet, tiled floor, tiled splashbacks, extractor fan, ceiling inset spotlights, frosted uPVC double glazed window to the side elevation and a stainless steel towel radiator.

From the landing wooden doors open into

BEDROOM 2



A rather large second bedroom, again offering space for a king sized bed along with additional bedroom furniture. With a carpeted floor, two uPVC double glazed windows to the rear elevation, central light fitting and a single radiator.

BEDROOM 3



Another spacious bedroom, again offering space for a king sized bed along with additional bedroom furniture. With a carpeted floor, two uPVC double glazed windows to the front elevation, fitted wardrobes, central light fitting and a single radiator.



BEDROOM 4



An ideal guest bedroom or child's room. With a fitted cupboard to one side, carpeted floor, uPVC double glazed window to the rear elevation, central light fitting, wall mounted light fittings and a single radiator.

BATHROOM



A well-presented house bathroom that is offered with a panel bath, alcove inset shower cubicle, pedestal washbasin, close coupled toilet, tiled splashbacks, tiled floor, frosted uPVC double glazed window to the rear elevation, ceiling inset spotlights, extractor fan and a towel radiator.



edge of the property, large lawned area and rear patio sunbathing section. All enclosed by wooden fence and stone wall, gated to the driveway, creating a secure environment - ideal for children and pets to play. The garden has been expertly laid and well thought-out to create defined seating areas that will follow the best movement of the sun throughout the day.

GARDENS



GARAGE & STORAGE

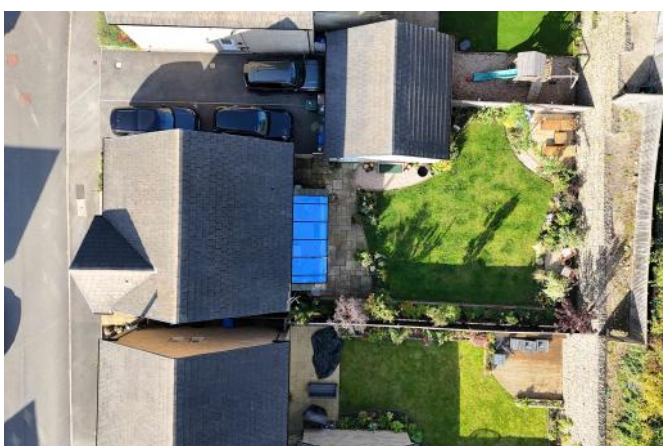
At the rear of the drive is a single garage offering a secure parking space or additional storage. The loft of the garage has been boarded and converted into further storage space.

EXTERNAL PARKING

To the side of the property is driveway parking for

To the rear of the property are the large and open rear gardens, featuring a patio seating area to the

two cars, with EV charging.



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: [///goals.causes.chart](#)

Google Plus Code: P6MF+6M8 Bradford

For sat nav users the postcode is: BD12 8AG

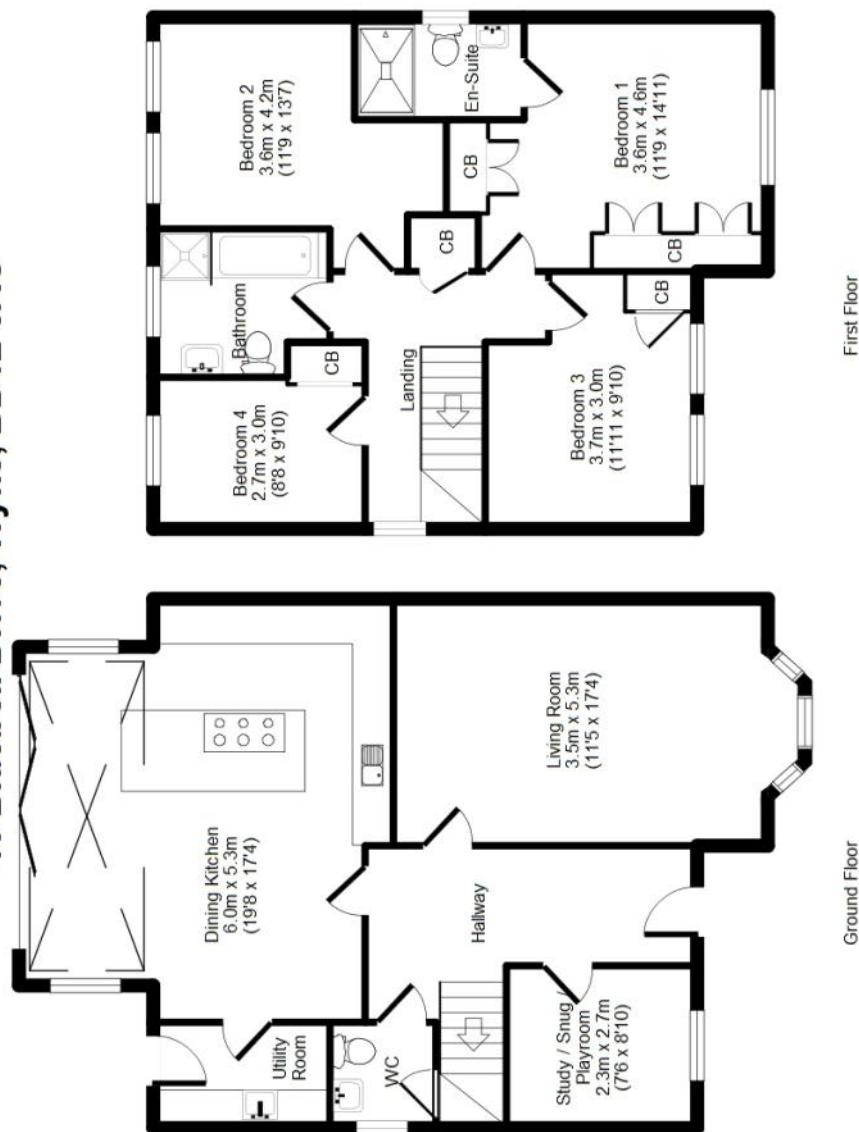
MORTGAGE ADVICE

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.

46 Bluebell Drive, Wyke, BD12 8AG



APPROX GROSS INTERNAL FLOOR AREA: 131 sq. m / 1405 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. (c) Marsh & Marsh Properties

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk