

MARSH & MARSH PROPERTIES

17 Chancel Court, Longwood, HD3 4SX

£275,000



****ATTENTION ALL YOUNG AND GROWING FAMILIES**** A well-presented THREE BEDROOM end-townhouse situated in a quiet cul-d-sac within the popular village of Longwood. Ideally located close to highly regarded local schools and amenities, while also offering quick and easy access to the M62 motorway. The property provides versatile accommodation arranged over three floors. In brief, the ground floor comprises an entrance porch, inner hall, integral garage, large utility room, and a cloakroom. The first floor offers a landing, spacious lounge, dining kitchen, and a conservatory. To the second floor is a landing, master bedroom with en-suite, a further double bedroom, a single bedroom and a four-piece house bathroom. Externally, the property benefits from a driveway providing off-road parking, an enclosed rear garden with patio and lawn areas, and a further raised seating area enjoying far-reaching hillside views. An internal inspection is strongly advised to appreciate what this home has to offer.

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

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ENTRANCE PORCH

An entrance porch with a composite front door, UPVC window, wall panelling, wooden flooring, and a door leading into the inner hall.

INNER HALL



A welcoming inner hall featuring wooden flooring, an open staircase with useful office space beneath, a large storage cupboard, radiator, and secure access to the integral garage.

CLOAKROOM



Cloakroom comprising a low-flush toilet and pedestal sink, partially tiled walls, tiled floor, radiator, and an extractor fan.

UTILITY ROOM 3.0 x 2.5m (9'10 x 8'2)



A large utility room fitted with wall and base units incorporating a sink with chrome mixer tap and splashback tiles. There is space and plumbing for a washing machine, a radiator, and tiled flooring. This room homes the brand-new combination boiler.

FIRST FLOOR LANDING



Landing with radiator and glass bricks allowing natural light to flow into the space.

LIVING ROOM 4.5 x 4.3m (14'10 x 14'3)



A spacious lounge featuring a gas fire, radiator, dado rail, UPVC window and a Juliet balcony accessed via UPVC patio doors.



DINING KITCHEN 4.5 x 3.8m (14'10 x 12'5)



Fitted kitchen with a wide range of wall and base units incorporating a one-and-a-half bowl sink

with chrome mixer tap and splashback tiles. Appliances include an integrated dishwasher and fridge freezer, along with a built-in oven, hob, and extractor fan. Finished with a tiled floor, radiator, UPVC window and UPVC patio doors leading into the conservatory.



CONSERVATORY



Conservatory with wood effect laminate flooring, radiator, UPVC windows and a door opening out to the rear garden.

SECOND FLOOR LANDING

Landing with radiator providing access to all three bedrooms, the house bathroom and loft.

BEDROOM ONE 3.0 x 3.7m (9'10 x 12'1)



A large double bedroom with fitted wardrobes, radiator, and a UPVC window.

EN-SUITE



Ensuite shower room comprising a tiled shower cubicle, low-flush toilet, and vanity hand wash basin with splashback tiles. Finished with tiled flooring and an extractor fan.

BEDROOM TWO 3.0 x 3.4m (9'10 x 11'1)



A generous double bedroom with fitted wardrobes, radiator, and a UPVC window.

BEDROOM THREE 1.9 x 2.8m (6'2 x 9'4)

A single bedroom with a radiator and a UPVC window.



reaching hillside views.



BATHROOM



Four-piece bathroom suite comprising a bathtub, large walk-in shower cubicle with glass screen, low-flush toilet, and pedestal sink. Finished with tiled walls and flooring, radiator, ceiling spotlights, extractor fan, and a UPVC window.

EXTERNAL

To the front of the property is a driveway providing off-road parking for multiple vehicles, along with a bin store. To the rear is an enclosed garden featuring a stone-flagged patio and lawn, with trees and bushes to the borders. A pathway runs down the side of the property past a log store to a further raised seating area enjoying far-



INTEGRAL GARAGE 3.0 x 5.7m (9'10 x 18'6)

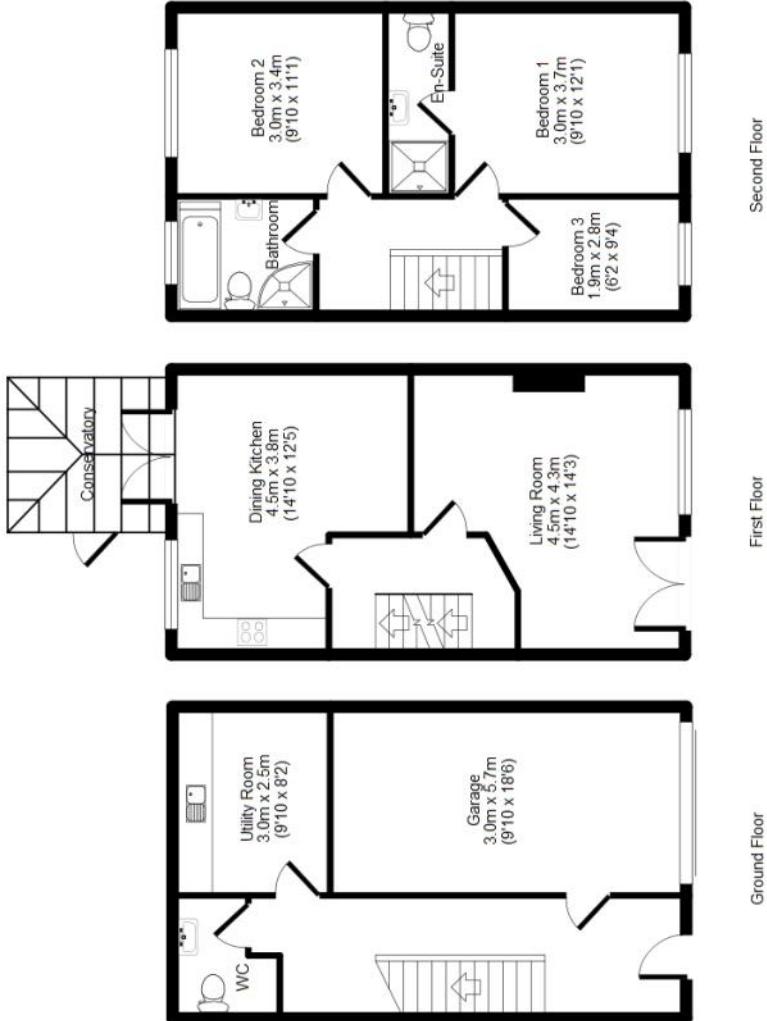
Integral garage with power, light, hot and cold tap,

and an electric roller shutter door.



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.

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APPROX GROSS INTERNAL FLOOR AREA: 117 sq. m / 1261 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 advisor 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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