

MARSH & MARSH PROPERTIES

Gledwin Farm, 156 New Road, Upper Heaton, HD5 0QA

£750,000



****ATTENTION ALL YOUNG AND GROWING FAMILIES**** This FIVE DOUBLE BEDROOM semi-detached family home, located in the highly sought-after area of Upper Heaton, offers an exceptional blend of space, versatility, and countryside charm. The property includes a self-contained granny flat complete with a kitchenette and en-suite, ideal for multigenerational living or with excellent potential as an Airbnb rental. Set in a location that provides a rural feel while remaining close to local amenities and highly regarded schools, this fantastic home is perfectly suited to family life. In brief, the ground floor comprises an open-plan living kitchen and dining area, a spacious lounge flowing into a summer room, the granny flat, a cloakroom, inner hallway, and an attached garage with secure internal access to the home. On the first floor, the landing provides access to four double bedrooms, including one with an en-suite, along with the house bathroom. Externally, a shared driveway leads to ample parking for multiple vehicles. To the front is a patio seating area, while the enclosed rear garden enjoys far-reaching views, with a combination of patio and lawned spaces perfect for entertaining or relaxing. Additionally, the property benefits from approximately 1.25 acres of surrounding land, offering exceptional outdoor potential. An internal inspection is strongly advised to genuinely appreciate the character, charm, and generous living space this remarkable home has to offer.

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DINING ROOM 5.7 x 3.1m (18'8 x 10'2)



A spacious open-plan dining room seamlessly connected to the living kitchen. It features a UPVC front door and windows, Velux windows, handmade Spanish terracotta tiled flooring, ceiling spotlights, and radiators. There is internal access to the attached garage, enhancing convenience and functionality.

LIVING KITCHEN 6.4 x 4.3m (21'0 x 14'1)

This well-appointed kitchen includes a wide range of wall and base units, complete with a sink and mixer tap. Appliances comprise an integrated fridge freezer alongside a built-in dishwasher, microwave, wine cooler, and a Stoves cooker with extractor fan. The handmade Spanish terracotta

tiled floor continues from the dining area, complemented by ceiling beams, a radiator, and ceiling spotlights.





LIVING ROOM 5.0 x 4.3m (16'4 x 14'3)



Open-plan with the summer room, this characterful lounge offers stone-tiled flooring and

a multi-fuel stove set within a brick fireplace with oak mantle. Decorative wall panelling adds charm, while a radiator, natural tumbled grey limestone tiles and ceiling spotlights provide comfort and style.

SUMMER ROOM 2.7 x 6.3m (8'8 x 20'10)



Bright and welcoming, the summer room features matching stone flooring with the lounge, UPVC bifold doors and windows offering far reaching views, Velux windows, modern tall radiator, natural tumbled grey limestone tiles and decorative wall panelling. It creates a perfect connection between indoor and outdoor living spaces.

CLOAKROOM 2.10 x 0.9m (6'10 x 2'11)



A convenient ground floor cloakroom with a low flush toilet, vanity sink, and tiled flooring.

GARAGE 3.8 x 6.2m (12'5 x 20'6)



A large, attached garage with an up-and-over door. It includes fitted wall and base units with a sink and chrome mixer tap, splashback tiling, and space and plumbing for a washing machine and dryer. The garage houses the combination boiler, offers roof storage, and provides both external access to the drive and secure internal access to the dining room. UPVC windows, power, and lighting complete the space.

SELF-CONTAINED GRANNY FLAT 3.8 x 5.5m (12'5 x 18'0)



This versatile space is ideal for use as an Airbnb or guest accommodation. It features a double bedroom with beautiful Yorkshire stone flooring, an exposed stone feature wall, and two double fitted wardrobes. A fitted kitchenette includes wall and base units, a sink with chrome mixer tap, microwave, induction hob, and integrated fridge. Two sets of UPVC patio doors lead to both the front and rear gardens. To complete this room there are UPVC windows and a radiator.



EN-SUITE 1.9 x 1.3m (6'3 x 4'3)



A stylish wet-room style ensuite comprising a rainfall and handheld shower, low flush toilet, and hand wash basin. Finished with fully natural slate tiled walls and floor, ceiling spotlights, and a

chrome towel radiator.

INNER HALL



Featuring the same tiled flooring as the kitchen, the inner hall offers an open staircase and useful under-stair storage.

LANDING 3.0 x 3.3m (10'0 x 10'9)



The landing includes a radiator, loft access, and a UPVC window, providing access to four double bedrooms and the house bathroom.

BEDROOM ONE 3.8 x 5.5m (12'5 x 18'0)



A spacious double bedroom with exposed ceiling beams and an exposed stone feature wall. Fitted wardrobes provide ample storage, while UPVC

windows offer far-reaching views. A radiator completes the room.



EN-SUITE 2.1 x 1.9m (6'10 x 6'3)



A modern three-piece suite including a bathtub with shower above, low-flush toilet, and hand wash basin. Partially tiled walls, wood effect laminate flooring, wall panelling, a chrome towel radiator, and a UPVC window finish the space.

BEDROOM TWO 4.2 x 3.2m (13'9 x 10'4)

A large double bedroom with full-length fitted wardrobes with sliding doors, and UPVC mullion window offers expansive views including Emley Moor mast.



A double bedroom with fitted wardrobes, radiator, and UPVC window boasting views over the surrounding landscape, including Emley Moor mast.

BATHROOM 3.1 x 2.7m (10'2 x 8'10)



BEDROOM THREE 4.1 x 3.2m (13'3 x 10'4)



A stylish four-piece bathroom suite featuring a bathtub, a tiled walk-in shower cubicle with a glass screen, rainfall and handheld shower fittings, a low-flush toilet, and a dual hand wash basin. Additional features include a built-in storage cupboard, wood-effect laminate flooring and a uPVC window offering far-reaching views.

A generous double bedroom featuring full-length fitted wardrobes with sliding doors, a radiator, and a UPVC window with far-reaching views.

BEDROOM FOUR 2.5 x 3.3m (8'4 x 10'9)



EXTERNAL



The property is approached via a shared driveway



flagstone patio area, enjoying uninterrupted panoramic views including Emley Moor and Castle Hill. Additionally, the property benefits from approximately 1.25 acres of surrounding land, offering exceptional outdoor potential.



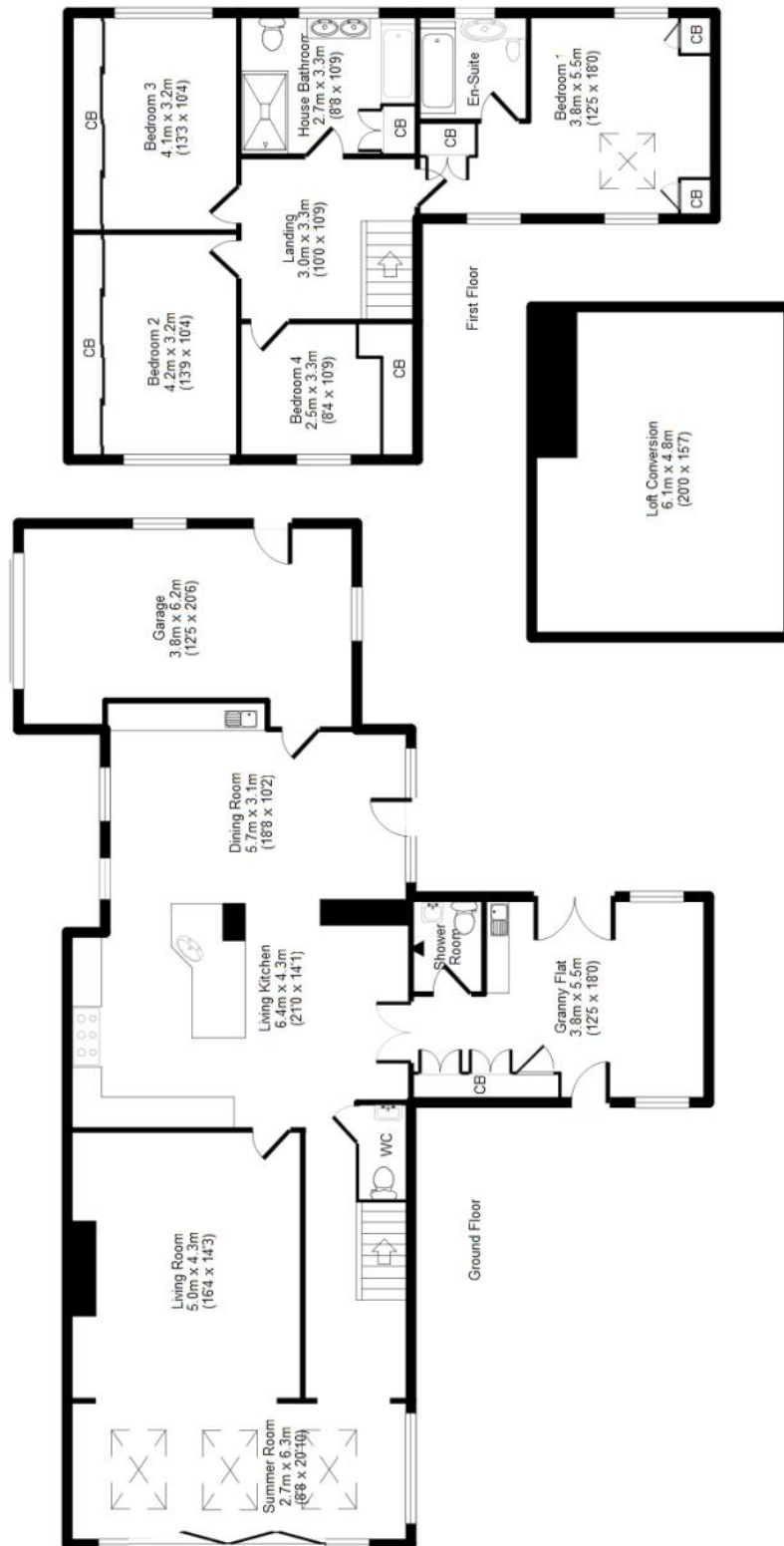
leading to a private drive with space for multiple vehicles. To the front is an enclosed patio area with far-reaching views. The rear of the property offers an enclosed garden with lawn and a

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have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.



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241 sq. m / 2589 sq. ft.

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. All images and dimensions are not intended to form part of any contract or warranty.

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