

## 2 Magbrook Gardens

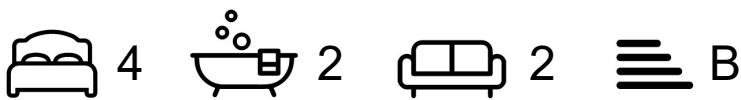
Scotgate Ridge, Honley, HD9 6FE

A stunning four bedroom detached family home in immaculate condition throughout with no vendor chain. Barely lived in and unexpectedly on the market this is a fantastic opportunity to purchase this nearly new home at just a little more than the original purchase price. Briefly comprises spacious hallway, family room, lounge, dining kitchen, utility and ground floor WC. Four first floor bedrooms, master with ensuite and dressing area and a family bathroom. Enclosed garden, off road parking and garage. NO VENDOR CHAIN.

**O.I.R.O £475,000**

# 2 Magbrook Gardens

Scotgate Ridge, Honley, HD9 6FE



- FOUR BEDROOM DETACHED MODERN FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT WITH MODERN/QUALITY FIXTURES AND FITTINGS
- TWO RECEPTION ROOMS AND OPEN PLAN DINING KITCHEN
- MASTER BEDROOM SUITE WITH DRESSING ROOM AND ENSUITE BATHROOM
- ENCLOSED GARDEN, OFF ROAD PARKING AND GARAGE
- NO VENDOR CHAIN

### Entrance Hallway

13'1" x 8'1" (3.99m x 2.46m)

### Study/Playroom

9'6" x 8'2" (2.90m x 2.49m)

### WC

6'4" x 3'2" (1.93m x 0.97m)

### Lounge

17'11" x 11'9" (5.46m x 3.58m)

### Dining Kitchen

20'4" x 12'6" (6.20m x 3.81m)

### Utility

6'9" x 5'7" (2.06m x 1.70m)

### First Floor Landing

### Master Bedroom Suite

18'3" x 11'9" overall (5.56m x 3.58m overall)

### Ensuite

### Bedroom 2

17'2" x 9'3" (5.23m x 2.82m)

### Bedroom 3

10'8" x 9'5" (3.25m x 2.87m)

### Bedroom 4

12'9" x 8'3" (3.89m x 2.51m)

### Bathroom

7'1" x 6'3" (2.16m x 1.91m)

### Garden

### Off Road Parking and Garage



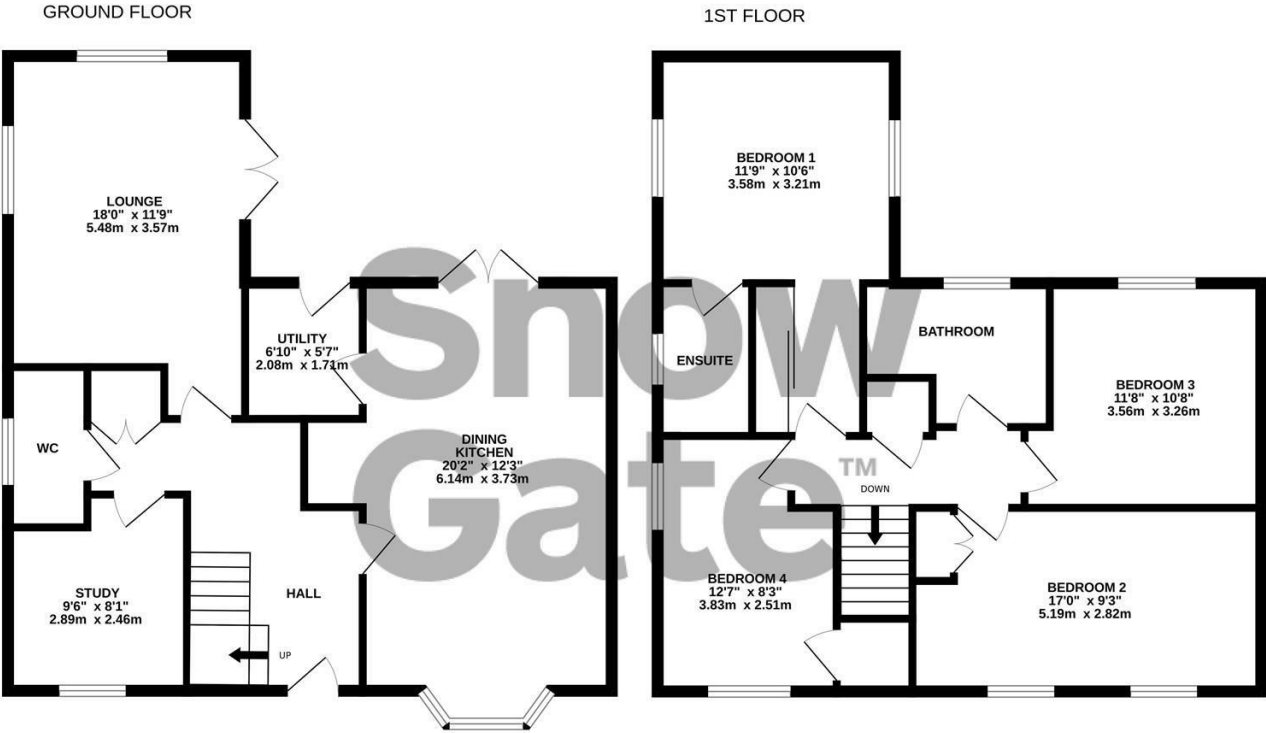
### Directions

From the centre of Honley head towards the roundabout and take the second exit onto West Avenue. At the end of the road turn right onto Grasscroft Road and then left onto Scotgate Road where the entrance to the development can be found on the right hand side. Mag Brook Gardens is the first right on the development.





Floor Plan



TOTAL FLOOR AREA : 1470 sq.ft. (136.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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