







5 MARCHCROFT

WILLOWFIELD | HX2 7NX

Situated in a quiet residential area, yet close to amenities in nearby Sowerby Bridge, 5 Marchcroft is located in a small, exclusive development and internal inspection is essential to appreciate the superb interior space in this family home that also benefits from NO UPWARD CHAIN.

Designed and extended to meet the vendors exacting requirements, the accommodation includes a stunning dining kitchen with twin sets of French doors, spacious sitting room with feature fireplace and picture window, FOUR double bedrooms, family bathroom, three en-suite shower rooms and ground floor wet room as well as a snug and study. In addition to the staircase access to the first floor the property also benefits from a lift, providing versatility of access.

Lastly, there is an integral double garage, generous parking and a fully enclosed low-maintenance garden with spacious patio.



GROUND FLOOR

Entrance Hall
Sitting Room
Dining Kitchen
Utility Room
Snug
Study
Shower Room
Integral Double Garage

FIRST FLOOR

Bedroom 1
Dressing Room
En-suite Bathroom
Bedroom 2
En-suite Shower Room
Bedroom 3
En-suite Shower Room
Bedroom 4
House Bathroom

COUNCIL TAX

F

EPC RATING

C

INTERNAL

The spacious and bright entrance hall features a staircase with glass balustrade rising to the first floor and gives access to all principal ground floor rooms. As well as the staircase there is also lift access from the hallway to the first floor.

The generously proportioned dining kitchen features twin sets of French doors allowing access to the garden as well as a large rooflight, flooding the room with natural daylight. The kitchen is fitted with a range of painted units with granite worktops and a large central island. Equipment includes twin eye level ovens and five-ring ceramic hob with extractor canopy over, integrated dishwasher, wine cooler and fridge-freezer.

Accessed from the dining kitchen via bi-fold doors creating a superb entertaining space, is the spacious sitting room that features a large picture window with window seat and modern fireplace.

The large utility room boasts generous storage along with a sink, plumbing for a washing machine, space for a dryer and personal door through to the double garage and external door to side elevation. Completing the ground floor accommodation is a snug/playroom, study and a spacious, fully tiled wet room.

To the first floor is a delightful master bedroom suite with balcony and benefiting from a dressing area with built-in hanging and shelving plus a three-piece shower room comprising shower cubicle, WC and circular wash basin. Bedroom 2 is a spacious double with three-piece en-suite shower room and built-in wardrobes. There are a further 2 double bedrooms, one of which also has an en-suite shower room and the first-floor accommodation is completed with a three-piece family bathroom housing a free-standing bath with mixer tap, WC and wall hung wash basin.

EXTERNAL

To the front of the property is generous parking on the block paved driveway in front of the double garage. A level lawn sits adjacent to the footpath, and a timber gate gives access to the fully enclosed rear garden that comprises a stone flagged patio and level, low-maintenance artificial lawn flanked by a raised border.

LOCATION

Located in the popular residential location of Willowfield, Marchcroft is conveniently situated close to a wide range of local amenities in Sowerby Bridge, King Cross and Halifax, including a choice of junior and secondary schools, a wide range of food and drink establishments, supermarkets and a leisure centre.

There are mainline railway stations in nearby Sowerby Bridge and Halifax, and the M62 (J24 & J22) is within a 20-minute drive affording easy access to Leeds, Manchester and beyond.

SERVICES

All mains services. Gas central heating with boiler located in in the garage.

TENURE

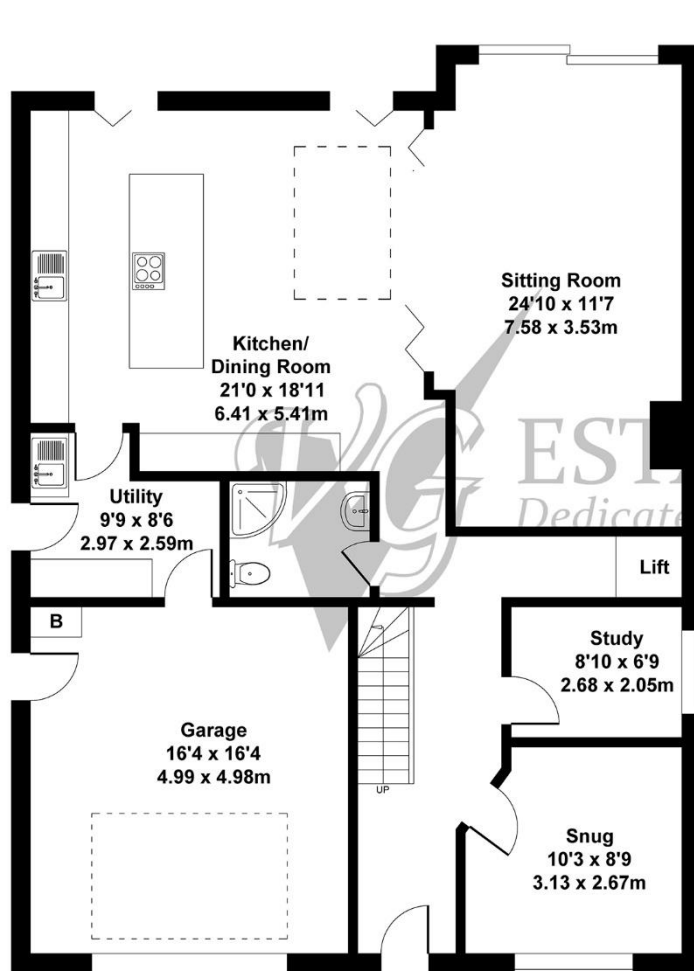
Freehold.

DIRECTIONS

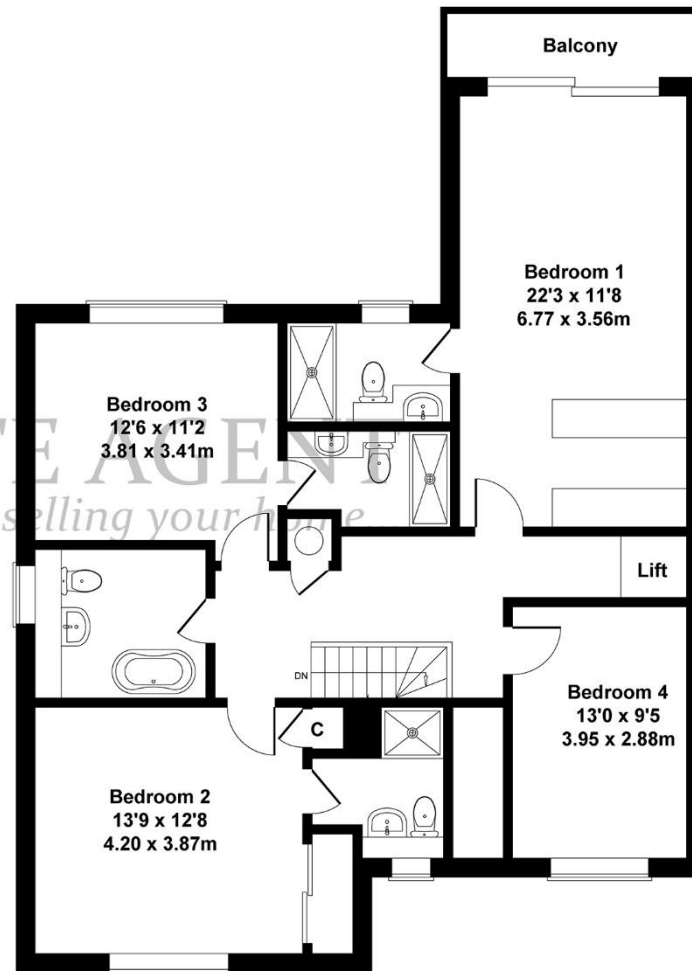
From Ripponden proceed on the A58 to Sowerby Bridge, continue on the A58 to Bolton Brow and turn left at the mini roundabout. Turn left just after the bend onto Willowfield Drive then take the next left onto Willowfield Road, go straight ahead at the right-hand bend, continue on Willowfield Road then take the first left into Marchcroft. Number 5 is the third property along on the left-hand side, indicated by our For Sale board.



Approximate Gross Internal Area
2562 sq ft - 238 sq m



GROUND FLOOR



FIRST FLOOR





119a Halifax Road, Ripponden HX6 4DA
 Tel: 01422 822277 Mobile: 07787 521045
 E-mail: ripponden@houses.vg
 www.houses.vg

IMPORTANT NOTICE

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.

MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.