

MARSH & MARSH PROPERTIES

1 Jerwood Hill Road, Halifax, HX3 6BJ

£399,950



Situated in a nestled away cul-de-sac on the outskirts of Halifax is this well-presented detached two bedroomed true bungalow. Benefitting from stunning rural views in a well-hidden location overlooking Halifax and featuring ample surrounding walks of the local area. The property is also offered with the added advantage of being NO CHAIN. The property boasts a prestigious corner plot position and has two private driveways offering ample parking for three cars, with an additional secure parking space provided by the detached single garage to the rear of one of the driveways. There are gardens surrounding the property to three sides featuring lawned areas, flowerbeds, shrubs and a glass panel raised decking area.

Internally the property benefits from large and open plan style rooms throughout that create a charming modern style. The neutral decor offers the ideal blank canvas for any prospective buyer to put their own stamp onto the property. With it's large and open living room, side conservatory offering fantastic views, spacious dining kitchen, utility room, two double bedrooms (one with fitted wardrobes), beautifully presented house bathroom and a separate WC. Just step inside this property and you immediately notice the fantastic potential on offer.

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The property is located just a 10 minute walk from Halifax town centre, providing access to its shops and services. The train station is just a 10 minute drive from Jerwood Hill Road, with its excellent services to all local towns and cities, including access to the Grand Central train line to London. There are outstanding primary and secondary schools, both within a short commute of the property. Access to the M62 is a short 15 minute drive away, providing access to all major cities including Bradford, Leeds and Manchester.

With so many features on offer by this bungalow, including the open plan nature, surrounding gardens and ample private parking, all offered with the added advantage of being with NO CHAIN, an appointment to view is essential.

From the front of the property a uPVC double glazed door opens into the

PORCH

A welcoming reception as you step inside the property, offering the ideal barrier from the external aspect to the internal. Featuring dual uPVC double glazed windows to the front elevation, storage cupboard (ideal for shoes and coats on the wall mounted hooks), wood laminate floor, single radiator, central light fitting and an alarm control panel.

From the porch a wooden glass panel door opens onto the

LIVING ROOM



The open plan style living room offers the perfect central communal area that provides ample space for a three piece suite along with additional furniture. A large uPVC double glazed bay

window, along with an additional side window, bathe the whole room in natural light. A central gas fire, located on a granite hearth, creates the ideal focus for the room. With four dual wall mounted light fittings, wood laminate floor, cornice to ceiling, two double radiators, telephone point and a television access point.



The living room opens on opposite sides into the

DINING KITCHEN



A well-presented and spacious dining kitchen that can easily accommodate a large family dining table to one side of the room. Laminated work surfaces to three sides of the room and one section extending into the centre to create a

breakfast bar offers plenty of work space, all with over or under counter cupboards and drawers. With an integrated oven, integrated hob, extractor hood, single radiator, tiled splashbacks, tiled flooring, two large uPVC double glazed windows, ceiling inset spotlights, central downlights, integrated dishwasher, fitted fridge/freezer and an inset 1 ½ stainless steel sink with stainless steel mixer tap.



CONSERVATORY

The conservatory offers a marvellous vantage to enjoy the views overlooking the garden and to the fields beyond no matter the season. The conservatory also offers access to the glass panel decking via a set of French doors. With a tiled

floor single radiator, wall mounted light fitting and central fan.



Also from the living room a wooden door opens onto the

HALLWAY

With a wood laminate floor, ceiling inset spotlights, single radiator and a loft access hatch.

From the hallway wooden doors open into

BEDROOM 1



A large master bedroom that can accommodate a king sized bed along with additional bedroom furniture. A wall length set of fitted wardrobes

offers ample storage space. A large uPVC double glazed window offers a charming view of the rear garden. With a carpeted floor, single radiator and a central light fitting.

BEDROOM 2



Another generous bedroom that can accommodate a king sized bed along with additional bedroom furniture. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.

BATHROOM



An immaculately presented house bathroom that is offered with a modern style and decor with a well thought out layout to create a highly

functional space. With a panelled bath, corner shower cubicle, vanity inset washbasin, uPVC double glazed window to the side elevation, close-coupled toilet, stainless steel towel radiator, central light fitting, wood laminate flooring, mermaid board walls and an extractor fan.



WC



An additional separate WC that provides further facilities for the property, featuring a vanity inset washbasin, close-coupled toilet, wood laminate flooring, uPVC double glazed window to the side elevation, central light fitting and splashback mermaid boarding.

UTILITY ROOM



Offering additional workspace whilst being tucked away the utility room is the perfect addition to the property. A uPVC double glazed door offers access onto the gardens to the rear of the property. A laminated work surface to one side of the room, with over or under counter cupboards and drawers, offers ample work space. With a tiled floor, central light fitting, plumbing for a washing machine and an inset stainless steel sink with stainless steel mixer tap.

GARDENS



The property benefits from beautifully presented and well maintained landscaped gardens to three sides. To the front of the property is a charming shrub garden, with bordering hedge and picket

fence, which creates the ideal frontage to the property and a well-received kerb appeal.



To the side of the property is a spacious lawned garden, bordered by a hedge offering a private space, adorned with shrub and flowerbeds. To the edge of the property is a glass panel decked area creating the ideal space to sit out and enjoy the surrounding views, have a glass of wine or a barbeque.



To the rear of the property is a pebbled section that leads to a second decked area with a rear lawned area offering a restful outlook from the bedrooms as well as a further seating space. It's south facing orientation makes this space a real

sun trap. This section of the garden offers access to the large wooden shed that is adjacent to the rear of the property and to the rear of one of the driveways.



Such a stunning and surrounding garden must be viewed to be fully appreciated and a sunny and bright day is essential to see the gardens in all their glory.

GARAGE & PARKING

The house benefits from two separate driveways, one to the front elevation and one to the side. The front driveway is a high quality resin driveway and offers parking for two cars. To the side is the second tarmac driveway that leads up to the detached single garage.



GENERAL



The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: [///cubs.always.raft](#)

Google Plus Code: P5J2+J56 Halifax

For sat nav users the postcode is: HX3 6BJ

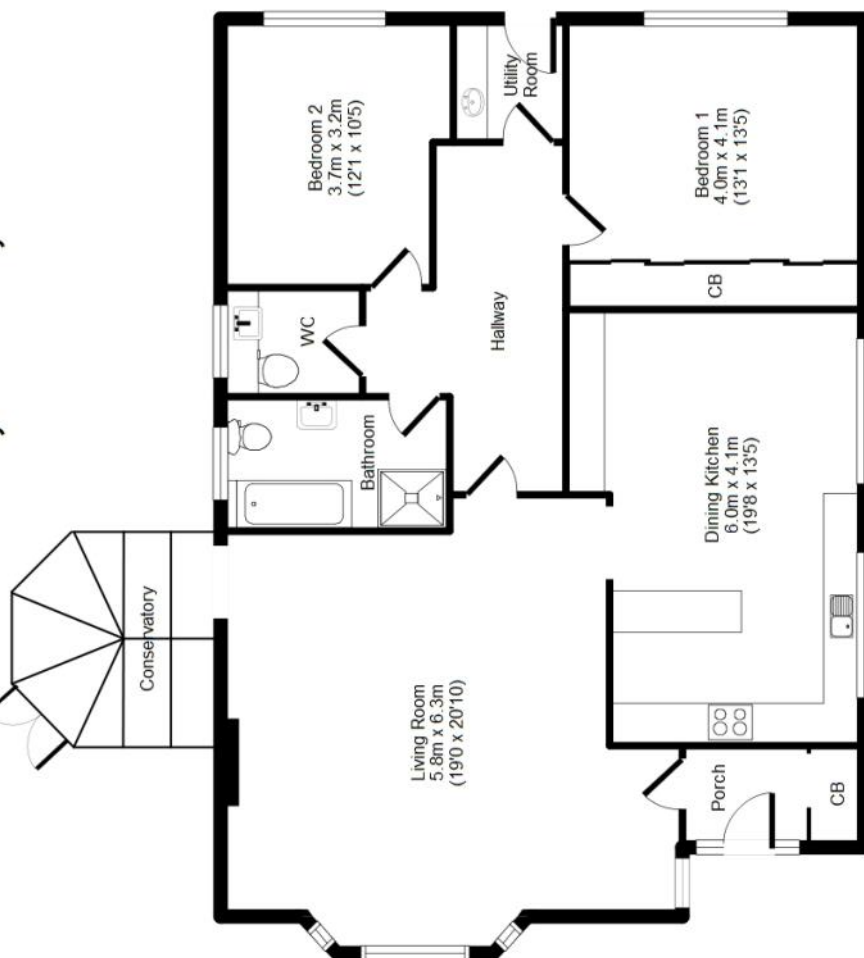
MORTGAGE ADVICE

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.

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APPROX GROSS INTERNAL FLOOR AREA: 108 sq. m / 1163 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.

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