

MARSH & MARSH PROPERTIES

65 Brow Lane, Shelf, HX3 7QL

£159,950



This two bedroomed, terraced, property is situated in the highly sought after residential location of Brow Lane in the Shelf Village. Benefitting from outlooks over the wooded area around Wood Fall Beck, this property is perfect for a first time buyer, property investing landlord or anyone looking for a well-presented home. The house benefits from a multi-tier patio garden, to the front elevation, raised away from the kerbside, increasing privacy and offering a welcoming reception. To the rear of the property is another well presented, multi-tier, patio garden; perfect to sit back and relax or for a barbeque.

As you step inside you immediately realise that this property has that special something, being presented in a modern decor, offering any prospective buyer to move in with no work required. With a welcoming entrance porch, inviting and warm living room, light, bright and open dining kitchen, two bedrooms (one currently utilised as a dressing room) and shower room. If you are looking for a property that lends itself to modern living, this will certainly be the home for you.

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

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Its well-connected position provides quick access to the amenities of Shelf Village, which is within walking distance, whilst being located away from all main roads. The property is also a quick drive (10 minutes) from the M62 providing quick access to the major cities of Leeds, Bradford and Manchester. Low Moor train station is just a short 5-minute drive providing access to regular train connections to local towns and cities, including access to the Grand Central train service. The property also benefits from being close to local good schools.

Owing to the fantastic number of features on offer with this charming home, including the front and rear gardens, charming outlook and sought after residential location, an appointment to view is essential in order to fully appreciate this property.

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

PORCH

A welcome reception into the property that also provides a barrier from the external to the internal aspect. With a carpeted floor, central light fitting and wall mounted coat hooks.

From the porch a wooden door opens into the

LIVING ROOM



A neatly presented, smart and modern living room that offers a warm and welcoming living area with ample space for a three piece suite along with additional furniture. A gas fireplace, on a stone hearth and with wooden mantelpiece, offers the ideal central feature for the whole room. Fitted alcove shelving offers additional storage space as well as a clear display area. With a carpeted floor,

central light fitting, cornice to ceiling, double radiator and a television access point.



From the living room an opening leads into the

DINING KITCHEN





From the living room a wooden door opens onto carpeted stairs that lead up to the

LANDING

With a carpeted floor, central light fitting and cupboard storage space.

From the landing wooden doors open into

BEDROOM 1



A fantastic and unique dining kitchen that, owing to its large uPVC double glazed windows overlooking the rear garden, offers a fantastic place to enjoy a meal. Laminated work surfaces to one side of the room, all with over and under counter cupboards and drawers offer plenty of work and storage space. The dining area can accommodate a dining table and chairs. A uPVC double glazed door also provides access to the rear garden. With an integrated hob, integrated oven, extractor hood, double radiator, plumbing for a washing machine, tiled floor, tiled splashbacks, central light fittings, space for a fridge/freezer and a stainless steel sink with stainless steel mixer taps.



A well-presented double bedroom that offers charming views over the woodland to the front elevation. With a carpeted floor, double radiator, uPVC double glazed window, and central light fitting.



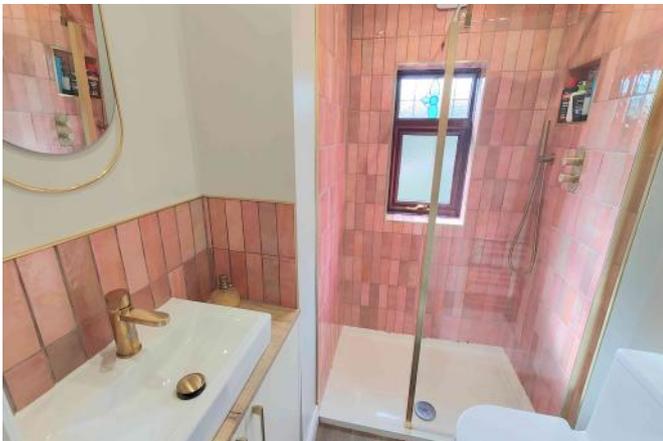
BEDROOM 2





Another well-presented double bedroom that is currently utilised as a spacious dressing room. A bulk-head cupboard provides additional storage space to one side of the room. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and a double radiator.

SHOWER ROOM



A neatly laid out house shower room that features a walk-in style rainfall shower, glass splash guard, vanity inset washbasin, close coupled toilet, tiled walls, vinyl flooring, ceiling inset spotlights, frosted uPVC double glazed window to the front elevation and an extractor fan.

From the kitchen stone stairs lead down to the

CELLAR

A fantastic addition to the property offering additional storage space.

GARDENS

To the front of the property is a low-maintenance patio and pebbled garden with flowerbed border, which borders the front access pathway, offering a charming kerb appeal as well as an ideal vantage point for the charming front views whilst also

greatly enhancing the privacy of the property.



To the rear of the property is a spacious, multi-tier, garden creating an enclosed space that is

ideal to sit out and relax or to have a barbeque. The rear garden comprises of three patio tiers with a shed being located at the top of the garden. It is fully enclosed by brick wall and wooden fence, creating an ideal place for children and pets to play.

PARKING

To the front elevation there is ample on-street parking available.

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.

DIRECTIONS

What3words: [///enjoy.spot.dozed](#)

Google Plus Code: Q53Q+7V2 Halifax

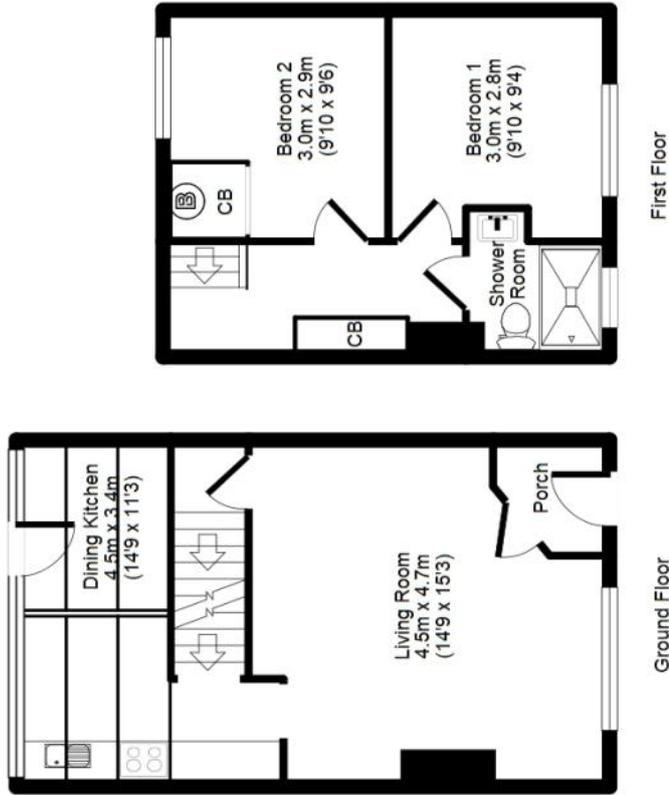
For sat nav users the postcode is: HX3 7QL

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.

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APPROX GROSS INTERNAL FLOOR AREA: 60 sq. m / 648 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. All images and dimensions are not intended to form part any contract or warranty.

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