

MARSH & MARSH PROPERTIES

29 Woodhouse Lane, Woodhouse, HD6 3TH

£375,000



Rarely do properties such as this become available on the open market, a house that gives you the feeling of “that special something” from the moment you arrive. Located in the highly sought after and well regarded Woodhouse area, benefitting from a set-back and lofty position that also benefits from stunning rear views. The property features a raised, lawned, front garden that creates a pleasant kerb appeal and front outlook. To the rear are the large and long, south facing, gardens; stretching out to the rear creating a stunning backdrop, featuring a patio seating area, lawned area as well as a feature period greenhouse and storage shed. If you have “green fingers” this will certainly be the house for you. The property also features a single garage that offers a secure parking space, with ample on-street parking to the front of the garage.

Internally you are immediately blown away by the stunning, welcoming and stylish décor that features throughout this home; being light and bright (especially to the ground floor, with its semi-open plan nature) but with a range and depth of colour that offers a modern contrast to the fantastic features this property has to offer. Featuring an open dining kitchen, spacious living room (boasting a bay window and multi-fuel stove), three good sized bedrooms, stunningly presented house shower room and boarded loft storage space. Just step inside and you will certainly fall in love.

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

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The property benefits from being within the catchment area of the highly regarded Woodhouse Primary School located within easy walking distance. There are also a number of good secondary schools offered through the primary school (Brighouse and Rastrick). The property is just a "stone's throw" from Brighouse town centre with its excellent shops, services and restaurants. Brighouse offers ample bus services to the local area and the train station is just 5 minutes' walk away providing excellent rail links to the surrounding area, including access to the Grand Central train service. The M62 motorway is also just a short 10 minute drive, providing quick links to the major cities of Leeds, Bradford and Manchester.

Owing to the whole host of fantastic features on offer with this property, its high quality finish and beautiful presentation throughout, an appointment to view is highly encouraged in order to fully appreciate this unique opportunity.

From the front of the property a solid wood door opens into the

DINING KITCHEN



A fantastic reception as you step inside the property, the dining kitchen is an open plan style offering ample work space, with the granite work surfaces to one side, with over and under counter cupboards and drawers. To the other side of the room there is ample space for a large family dining table. Two alcove inset cupboards and display cases create a charming finish for the room. The dining kitchen is dual aspect with uPVC double glazed windows to the side and front elevations offering plenty of natural light. With an integrated hob, integrated oven, stainless steel extractor hood, integrated washing machine, engineered wood flooring, integrated dishwasher, central light fittings, under cupboard lighting, fitted fridge, fitted freezer and an inset stainless steel sink with stainless steel mixer tap.





To the rear of the dining kitchen is a set of double doors that can either be opened to create an open plan feel, or closed to separate the ground floor.

LIVING ROOM



A spacious living room that is bathed in natural light owing to the uPVC double glazed bay window, to the rear elevation, overlooking the south facing gardens. A multi-fuel stove, inset on a granite hearth and with limestone mantelpiece, creates the ideal feature for the whole room. The alcoves both feature cupboards and shelving, again adding charm to the room. With a central light fitting, cornice to ceiling, engineered wood flooring, central light fitting and double radiator.



From the dining kitchen a wooden door opens into the

HALLWAY

A light, bright and open hallway that offers access into the rear garden via its wooden door. With an engineered wood flooring, under stairs storage cupboard, double glazed stained glass window to the side elevation, central light fitting, cornice to ceiling and wall mounted coat hooks.

From the hallway carpeted stairs lead up to the

LANDING



With a uPVC double glazed window to the side

elevation, loft access hatch (with a pull down ladder to a boarded loft), carpeted floor and central light fitting.

From the landing wooden doors open into

BEDROOM 1



A spacious master bedroom that offers ample space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and single radiator.

BEDROOM 2

Another spacious bedroom, again offered with space for a double bed along with additional

furniture. The uPVC double glazed window offers a stunning view over the south facing garden to the rear elevation. With a carpeted floor, central light fitting and single radiator.



BEDROOM 3



An ideal work from home office, guest room or child's bedroom. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation (overlooking the gardens) and single radiator.

SHOWER ROOM



A well-presented and laid out house shower room that features a corner walk-in style rainfall shower cubicle, close coupled toilet, vanity inset washbasin, corner airing cupboard, towel radiator, wood laminate flooring, tiled walls, frosted uPVC double glazed window to the front elevation and ceiling inset spotlights.

GARDENS



To the front elevation is a raised lawned garden creating an ideal outlook as well as a welcoming reception as you arrive home.

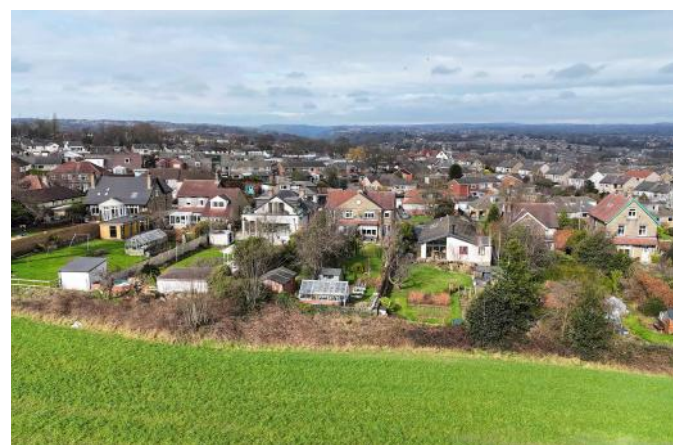




edge of the property and a long lawned garden reaching to the far end where a vegetable patch and a renovated traditional style greenhouse will be the perfect accompaniment to any green fingered purchaser. The garden also benefits from two sheds that offer additional storage space.



To the rear of the property is a large and long rear garden, south facing, creating a real sun trap and the perfect place for children and pets to play. The garden features a patio seating area to the





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.

PARKING & GARAGE

To the front of the property is a garage that offers a secure parking space in addition to further storage.

There is ample on street parking to the front elevation.

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: [///loser.print.hears](#)

Google Plus Code: M6RG+R2W Brighthouse

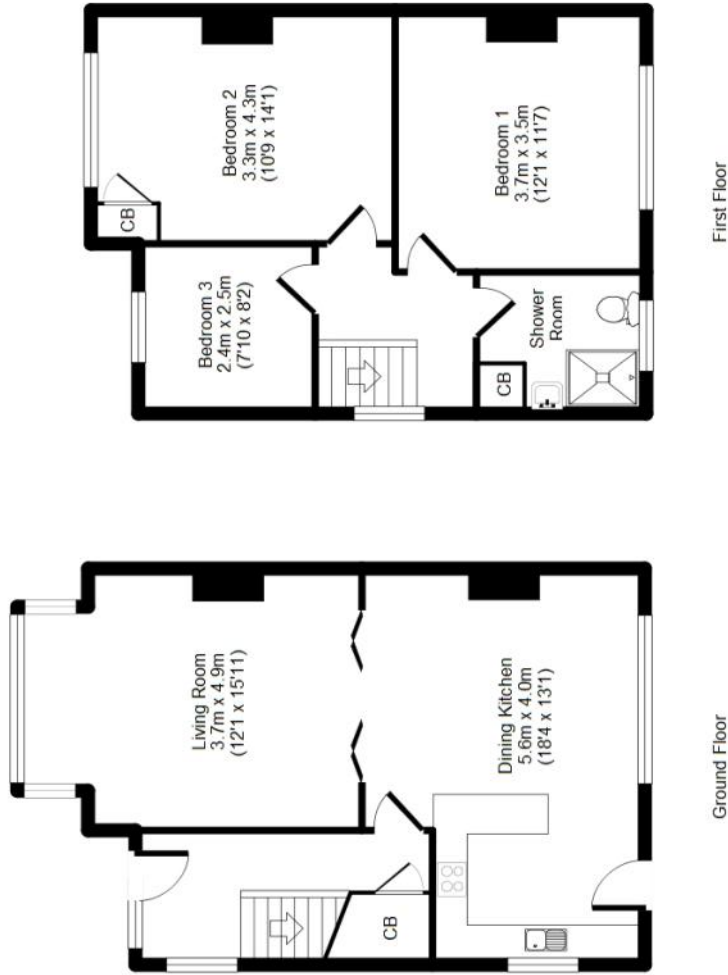
For sat nav users the postcode is: HD6 3TH

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

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APPROX GROSS INTERNAL FLOOR AREA: 89 sq. m / 952 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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