MARSH & MARSH PROPERTIES

11 Shibden Hall Croft, Shibden, Halifax, HX3 9XF *£545,000*

If you have been looking for THE perfect detached family home then this property will be the ideal one for you, especially as this property is also offered with the fantastic advantage of being with NO CHAIN. Offered with four double bedrooms (one with master suite), situated on a highly sought after and well regarded area of the Shibden Valley at the head of the cul-de-sac. From the moment you arrive you will immediately notice the fantastic property on offer. The house benefits from ample driveway parking space for four cars with an additional two parking spaces in the secure double integral garage to the rear of the driveway. To the front elevation is a beautifully presented lawned garden offering the ideal frontage and kerb appeal as soon as you arrive, with a sweeping stone flagged steps leading from the driveway to the front door. To the rear of the property is the perfect family garden: comprising of a spacious lawned garden, patio seating area, raised decked seating space and benefitting from stunning views to the rear elevation.

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

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Internally the property is beautifully presented throughout, with a modern and neutral décor that is in keeping with the style and premium level on offer with this property, offering the opportunity for any prospective buyer to move in with no work required. With a spacious dual-aspect living room, spacious dining room, breakfast kitchen, utility room, dedicated office space, ground floor WC, four double bedrooms (one with master suite) and a house bathroom. Just step inside and you will immediately notice the fantastic opportunity this property presents.

The property also benefits from being well connected to the surrounding areas, being only 5 minutes from Halifax town centre and 5 minutes from Hipperholme village centre. The property benefits from excellent local bus routes, excellent train connections via Halifax town centre, with access to the Grand Central train service, in addition to being only 15 minutes away from the M62 motorway offering quick links to the major cities of Manchester, Leeds and Bradford. This property is within the catchment areas of outstanding primary and good secondary schools, with outstanding secondary schools within a short commute.

Owing to the fantastic opportunity this house has to offer, all with the advantage of NO CHAIN, an appointment to view is essential.

From the front of the property a composite door opens into the

HALLWAY

A large and spacious entrance hallway that presents the ideal first impression from the moment you step into the property. The hallway benefits from a large coat closet to one side, ideal for coats and shoes, as well as an under stairs cupboard offering additional storage space. With a wood laminate floor, two central light fittings and double radiator.

From the hallway wooden doors open into the

LIVING ROOM

A large and spacious living room that is bathed in natural light owing to its dual-aspect nature, with double glazed windows to two sides offering an ideal vantage point for the views to the front and rear of the property. A gas fireplace, on a granite hearth and with a granite mantelpiece, creates a fantastic central feature for the whole room. The

living room has plenty of space for a three piece suite along with additional furniture. With a carpeted floor, cornice to ceiling, two double radiators, television access point and two central light fittings.

DINING ROOM

Another spacious room that creates the ideal place to entertain or for family meals. The room can accommodate a large family dining table with additional furniture. Its double glazed sliding doors not only provide access to the rear garden but offer a large amount of natural light. With a wood laminate floor, cornice to ceiling, central light fitting and double radiator.

KITCHEN

This beautifully presented and modern kitchen offers a fantastic amount of space for anyone

looking for a highly functional work area. The kitchen currently has solid granite work surfaces to three sides, with a central kitchen island creating additional work space and doubling as a breakfast bar, all with over and under counter cupboards and drawers. With an integrated hob, extractor hood, integrated dual oven, integrated microwave, vertical modern style radiator, wood laminate floor, double glazed window to the rear elevation, numerous ceiling inset spotlights, central down light over the breakfast bar, under cupboard lighting, space for an American style fridge/freezer and an inset sink with a stainless steel mixer tap.

From the kitchen a wooden door opens into the

UTILITY ROOM

An excellent addition to the property offering additional work space. A composite stable door provides access to the side of the building. With a solid granite work surface to one side of the room, over and under counter cupboards, wood laminate floor, storage cupboard to one side of the room, central light fitting, single radiator, plumbing for a washing machine and space for a dryer.

From the hallway a wooden door opens into the

OFFICE

A fantastic and convenient addition to the property to meet today's working from home style, providing an isolated space to work in peace from the main areas of the property. The office can house a desk and additional cupboards or filing cabinets. The room could also be utilised as a sitting room or snug if you should wish. With a wood laminate floor, uPVC double glazed window to the front elevation, central light fitting and single radiator.

From the hallway a wooden door opens into the

WC

An excellent addition to the property offering ground floor facilities. With a close coupled toilet, vanity inset washbasin, frosted uPVC double glazed window to the front elevation, central light fitting, tiled walls and a wood laminate flooring.

From the hallway a carpeted staircase with a glass panel feature banister leads up to the

LANDING

A light, bright and open landing that features a carpeted floor, central light fitting, loft access hatch, uPVC double glazed window to the front elevation and a single radiator.

From the landing a wooden door opens into the

BEDROOM 1

A spacious master bedroom that offers plenty of space for a double bed along with additional bedroom furniture. Two sets of fitted wardrobes, to either side of the bed space, offers plenty of storage space. With a carpeted floor, two central

light fittings, double glazed windows to the rear elevation and single radiator.

From the master bedroom a wooden door opens into its

EN-SUITE

A well laid out en-suite that makes excellent use of the space on offer. With a walk-in style rainfall shower, glass splash panels, vanity inset washbasin, low flush toilet, tiled floor, tiled walls, stainless steel towel radiator, extractor fan, ceiling inset spotlights and frosted double glazed windows to the front elevation.

From the landing wooden doors open into

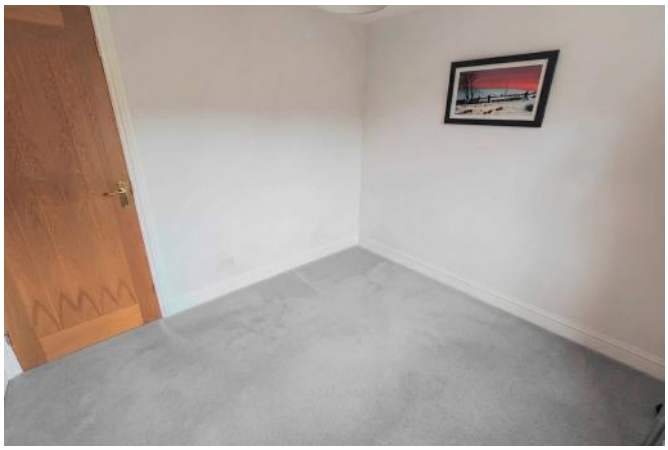
BEDROOM 2

A good sized second bedroom, again offering ample space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, double glazed windows to the rear elevation and single radiator.

BEDROOM 3

A generous third bedroom with a carpeted floor, central light fitting, double glazed windows to the rear elevation and single radiator.

BEDROOM 4



An ideal child's bedroom, guest room or space for a second work from home office. With a carpeted floor, central light fitting, double glazed windows to the front elevation and single radiator.

BATHROOM

A beautifully presented, modern and stylish house bathroom that makes excellent use of the space on offer to create a highly functional room. With a panel bath, over bath shower, glass splash panel, vanity inset washbasin, close coupled toilet, tiled walls, tiled floor, stainless steel towel radiator, ceiling inset spotlights and an extractor fan.

GARDENS

To the front of the property are the beautifully presented lawned gardens with an assortment of shrub and trees to create an ideal first impression as you arrive at the property. Its charming kerb appeal will immediately impress and delight and offers a border to the driveway. A sweeping flagged stepped pathway leads up to the front door and offers access to the side and rear gardens.

To the rear of the property, bordering on three sides, are the large and open lawned gardens; fully

enclosed and gated to the front elevation offering the perfect place for children and pets to play. The garden has a fantastic outlook over fields and the Shibden Valley beyond creating the ideal outlook. To the edge of the property is a generous patio seating space, ideal for a barbeque or to sit and relax at the end of the day. To the rear corner of the garden is a decked seating area offering another ideal vantage point.

PARKING & GARAGE

To the front of the property is a long tarmac driveway offering parking for up to four cars.

To the rear of the driveway is an electric roller garage door that opens into an integral double garage offering an additional secure parking place along with ample storage space. The garage has a door that opens out to the rear garden.

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, security cameras and gas central heating.

TO VIEW

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

LOCATION

What3words: ///gown.cars.sock

Google Plus Code: P5G9+C2G Halifax

For sat nav users the postcode is: HX3 9XF

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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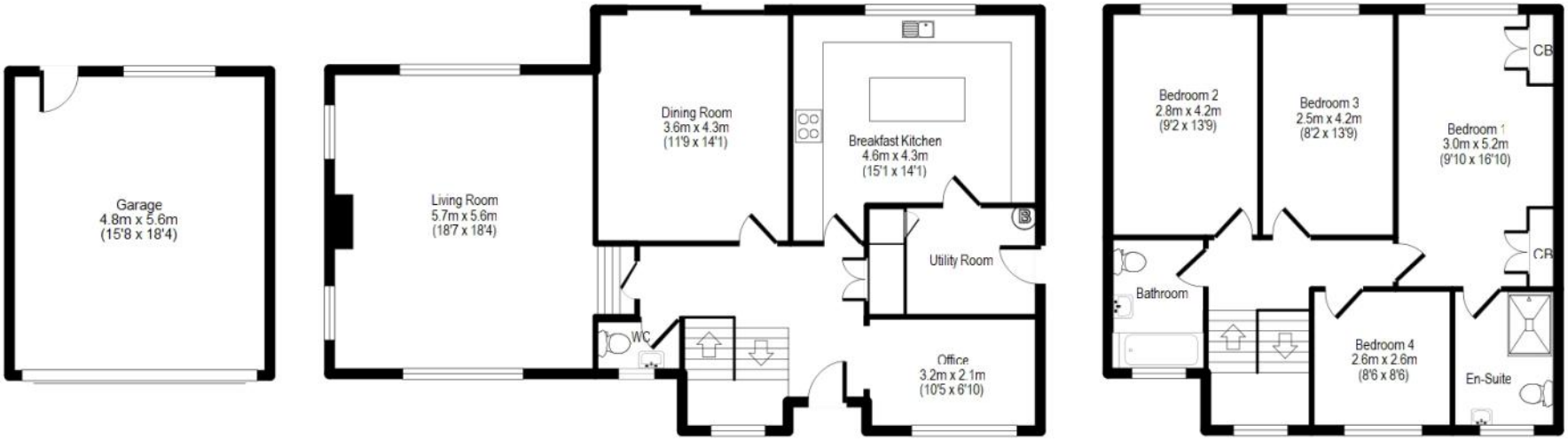
178 sq. m / 1913 sq. ft



Ground Floor

First Floor

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.
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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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