

MARSH & MARSH PROPERTIES

15 Lower Crow Nest Drive, Lightcliffe, HX3 8UN

£295,000



If you have been looking for an ideal family home, situated on a quiet residential crescent, in the Lightcliffe village, this will certainly be the property for you. A three bedroomed, semi-detached, property that certainly offers a charming appeal from the moment you arrive. To the front of the property is a beautifully presented lawned garden, with hedge border, that creates a welcoming kerb appeal as well as enhancing the privacy for the property. To the rear of the property is a large and open lawned garden with decked seating space, patio area and a beautifully finished garden studio that would be ideal for a work from home office or gym. The property features a driveway that offers parking for a car with a detached single garage providing an additional secure parking space to the rear of the drive.

Internally the property will certainly continue to impress being offered in a good condition throughout, presenting the ideal opportunity to move in. The house has been extended to the ground floor to offer a larger living space, perfect for the modern family life. With a spacious living room, open plan dining kitchen that features a seating area, dining area and kitchen all in one space, ground floor WC, three bedrooms, house bathroom and a generous loft storage space. As soon as you step inside you will immediately fall in love with everything on offer with this beautiful home.

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The property enjoys peaceful surroundings whilst remaining well-connected to the local area. The M62 motorway is only a 10-minute drive, providing quick links to the major cities of Leeds, Bradford and Manchester. Brighouse town centre is just a quick 5 minutes' drive providing access to its fantastic shops and services. Brighouse train station offers excellent rail links to the surrounding area including the Grand Central train service. The property lies within easy walking distance of good primary and secondary schools.

Owing to the fantastic features on offer with this family home, including the large rear gardens, well-presented internals and sought-after Lightcliffe position, an appointment to view is essential in order to fully appreciate this home.

From the side of the property a high quality composite door opens into the

HALLWAY

A welcoming reception as you arrive in the property that offers ample space for coats and shoes to one side. With a wood laminate floor, central light fitting and a double radiator.

From the hallway wooden doors open into the

LIVING ROOM



The living room creates a light, bright and ideal place to sit back and relax owing to the uPVC double glazed window and uPVC double glazed bay window to the front elevation that bathe the whole room in natural light. A gas fire, with granite hearth and wooden mantelpiece, creates the ideal central feature for the whole room. There is ample space for a three piece suite along with additional furniture. With a carpeted floor,

central light fitting, wall mounted light fittings, two double radiators and a television access point.



DINING KITCHEN





sitting area and family work space, complete with bookshelves, that offers a place to relax whilst feeling connected with the kitchen area. To the centre of the main kitchen area there is ample space for a large family dining table. A cupboard creates the ideal pantry storage area to one side of the room. A set of uPVC double glazed French doors provides access to the rear elevation. The whole room receives plenty of natural light owing to the uPVC double glazed window overlooking the garden and the feature ceiling lantern.

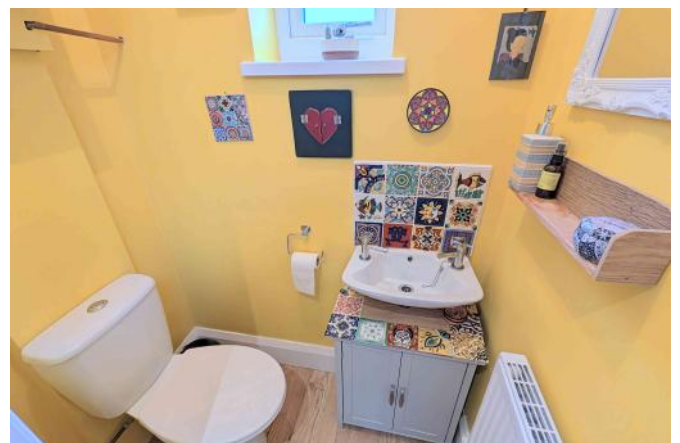


The kitchen area comprises of a large "L" shape set of laminated work surfaces, all with over and under counter cupboards and drawers offering additional storage. The kitchen features an integrated hob, integrated dual oven, stainless steel extractor hood, double radiator, splashback tiling, wood laminate flooring, integrated washing machine, integrated dishwasher, ceiling inset spotlights, fitted fridge/freezer and an inset sink with stainless steel mixer tap.



From the dining kitchen a wooden door opens into the

WC



The dining kitchen is a very large and long space, having been extended from the original property to create the ideal area for family meals and entertaining. One side of the room creates a

An excellent addition to the property that offers

ground floor facilities. With a wood laminate floor, single radiator, close coupled toilet, washbasin, frosted uPVC double glazed window to the side elevation and central light fitting.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, uPVC double glazed window to the rear elevation, central light fitting and loft access hatch.

From the landing wooden doors open into

BEDROOM 1



A good-sized master bedroom that can accommodate a king sized bed along with additional furniture. With a carpeted floor, two central light fittings, single radiator and a uPVC double glazed bay window to the front elevation.

BEDROOM 2

A generous second bedroom that offers space for a double bed and features a fitted cupboard to one side. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and a single radiator.



BEDROOM 3



Another good-sized bedroom, with its carpeted floor, central light fitting, double radiator and a uPVC double glazed window to the front elevation.

BATHROOM

A beautifully presented house bathroom that makes excellent use of the space on offer. With a panel bath, over bath shower, vanity inset washbasin, close coupled toilet, two frosted uPVC double glazed windows to the side elevation, ceiling inset spotlights, splashback tiling, vinyl floor and an extractor fan.



From the landing a wooden pull-down ladder provides access into the

LOFT

Offering ample additional storage space the loft features a carpeted floor, central light fitting and Velux window.

GARDENS



To the front of the property are the lawned, flowerbed and hedge gardens; an ideal frontage to the property, certainly enhancing the kerb appeal as well as enhancing the privacy of the living room.



To the rear of the property are the large and long gardens. From the edge of the property is a patio seating space, ideal for a barbeque. To the edge of the patio a long lawned section leads down to

the far end of the garden, with feature garden lighting and enclosed by fence to three sides. To the far end of the lawn is a decked seating area and pebbled patio section, perfect for sitting out on a sunny day. A covered seating space, by wooden pagoda, is situated to the end of the garden at the edge of the office/studio/gym.



OFFICE / STUDIO / GYM



An excellent addition to the garden creating an additional usable space for the property. Ideal for anyone who wants to work from home whilst feeling separate from the main property. It would also be ideal for a home gym or workshop/studio. The room looks out over the garden, to the front elevation, and is well lit via omni-directional

ceiling spotlights. The garden room has a fully



wired WiFi access point.

GARAGE & PARKING

A driveway leads to the rear of the property where a brick paved driveway space offers parking for a car.

To the rear of the driveway a detached single



garage provides an additional secure parking space for a car or ideal additional storage space.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fully serviced alarm system and gas central heating. The boiler was installed in 2026.

TO VIEW

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

LOCATION

What3words: ///ruins.market.puff

Google Plus Code: P6C9+RQ2 Halifax

For sat nav users the postcode is: HX3 8UN

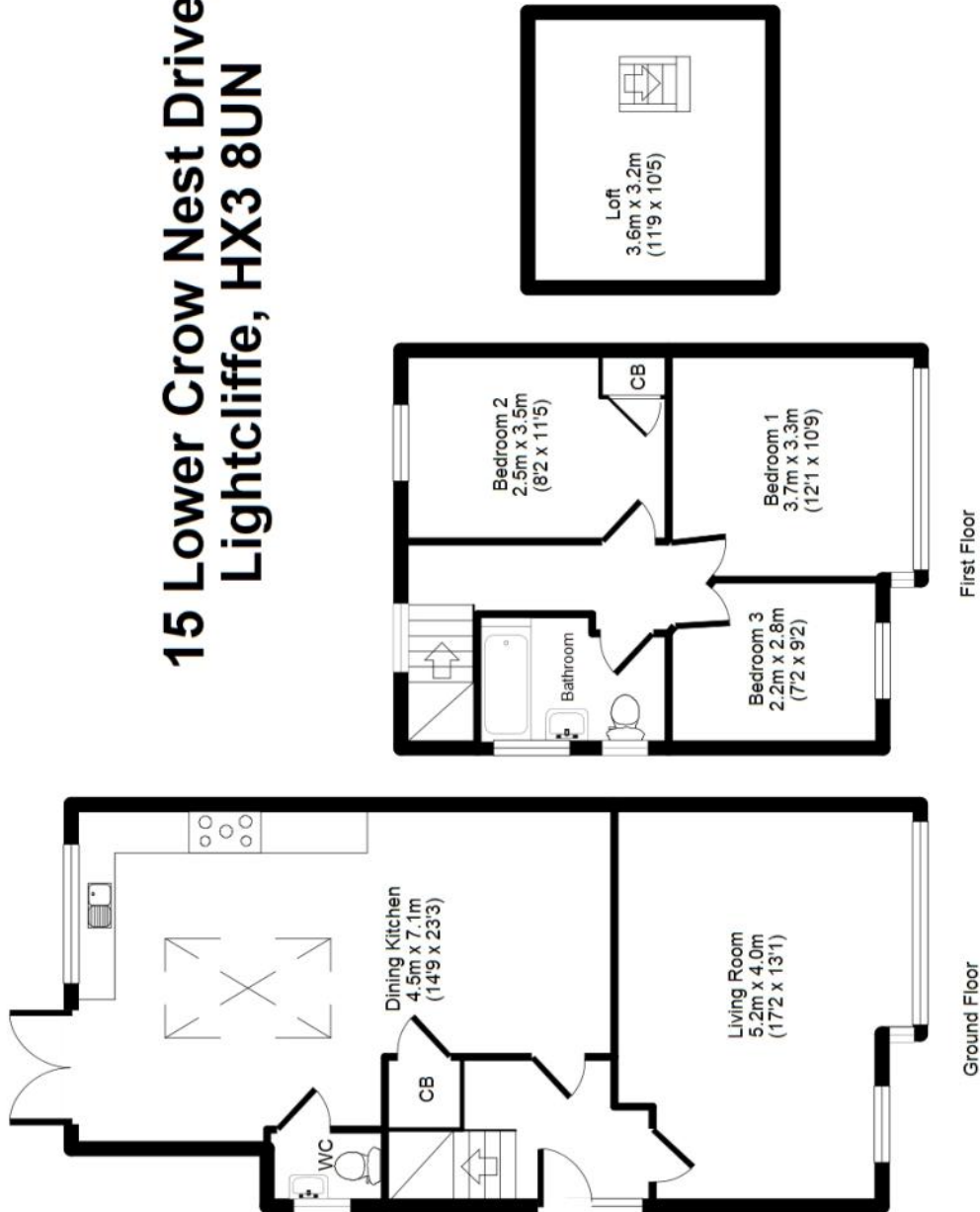
MORTGAGE ADVICE

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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