

MARSH & MARSH PROPERTIES

33 Half House Lane, Hove Edge, HD6 2PH

£325,000



A property like this does not become available very often on the open market. This special property, from the front, seems like a normal end-of-terrace but only from the rear aspect does the true hidden gem come to light that shows that special something. With truly stunning far reaching Calder Valley views, south facing garden orientation and a highly sought after residential location, this property IS the one you have been waiting for. To the front of the property is a parking forecourt that offers private parking for a car as well as presenting a smart reception upon arrival. To the rear are the beautifully finished decked gardens, offering multi-tier seating areas and a hidden hot tub space, something that must be experienced in order to be fully appreciated. A large double garage offers two additional secure parking spaces or the ideal location for a workshop.

Internally the property will continue to “blow you away”. Presented in a warm and welcoming décor, in keeping with the style of the property throughout, which offers the opportunity for any prospective buyer to move in with little to no work required. The property is mostly dual aspect throughout creating a light and bright space. With its spacious living room, cottage style dining kitchen, feature sun room that has a ceiling lantern skylight, two double bedrooms and a house bathroom. Just step inside and you immediately get that inviting and welcoming feeling that will surely make you fall in love immediately.

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Its well-connected location provides easy access to all main roads and is just a short 10 minute walk from Brighouse town centre, as well as quick access to the convenient shops of the Kershaw's Garden Centre shopping complex. The M62 is just a 10 minute drive away providing quick routes to the main cities of Leeds, Manchester and Bradford. Brighouse train station also provides excellent rail links to the surrounding area including access to the Grand Central train service. The property is also within easy walking distance of good primary and secondary schools.

Owing to the fantastic nature of this property, with so much on offer, including the south facing gardens, stunning far reaching views and highly sought after location, an appointment to view is essential in order to fully appreciate this welcoming home.

From the front of the property a composite door, with transom window, opens into the

HALLWAY

A welcoming reception as you step inside the property, featuring a carpeted floor, double radiator and a central light fitting.

From the hallway a wooden door opens into the

LIVING ROOM



A warm and bright living room that owing to the double glazed windows, to the front and rear elevations, bathe the whole room in natural light. The room has a feature wood burning stove, on a stone hearth and with wooden mantelpiece, that creates the perfect central feature for the whole room. The living room offers ample space for a three piece suite along with additional furniture.

With a solid wooden floor, cornice to ceiling, picture rail, central light fitting, double radiator and a television access point.



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

DINING KITCHEN



A beautifully presented, cottage style and open, dining kitchen. With its beamed ceiling, wooden floor and creel to one side of the room, you immediately feel that cosy atmosphere that this property has in abundance. The main feature is the large range style cooker, set inside a stunning feature mantelpiece with tiled back, that offers a true centre point for the entire kitchen area. The

room offers ample space for a family dining table and seating space to one side of the room. An “L” shape set of wooden work surfaces, with over or under counter cupboards and drawers, offer ample preparation and work space. With an extractor hood, double radiator, double glazed window overlooking the hot tub area, splashback tiling, plumbing for a washing machine, ceiling inset spotlights, full height cupboards to one side, space for a fridge/freezer and a porcelain Belfast sink with mixer tap.



From the front of the dining kitchen a large set of wooden double doors open into the

SUN ROOM

The sun room is the real pièce de résistance of the

property; a beautifully presented space, with wood panelling and a feature ceiling lantern that, when twinned with the floor to ceiling windows to both sides of the room, make this a beautiful and bright space - ideal to sit back and relax. The room also features a small wood burning stove, set to one side, to create that cosy atmosphere at all times of the year. The sun room offers access out to the hot tub area via a set of double wooden doors. With a wooden floor, central light fittings and feature exposed stone works.



From the rear of the dining kitchen a wooden door opens into a small access room where a second wooden door opens into the

SAUNA & PREP ROOM



A brilliant addition to the property, tucked out of the way in a hidden area of the property. The sauna and prep room offer a spa like quality to the home; a perfect relaxation spot at the end of a hard day. The prep room has a tiled floor and walls with an open walk-in shower for post sauna, with wall mounted soap dispenser and ceiling inset spotlights. To the rear of the prep area a wooden door opens into a wood lined sauna area.

From the hallway a carpeted staircase leads up to the

LANDING

With a double glazed window to the rear elevation, carpeted floor, central light fitting and cupboard storage space.

From the landing a wooden door opens into

BEDROOM 2



A generous second bedroom that offers a generous amount of space, easily accommodating a double bed. The room is dual aspect creating a light and bright area and the room also benefits from a set of fitted wardrobes to one side. With a carpeted floor, ceiling spotlights and a radiator.



From the landing a sliding wooden door opens into the

BATHROOM



A neatly laid out house bathroom that is offered with a whirlpool style panel bath, pedestal washbasin, close coupled toilet, ceiling inset spotlights, frosted double glazed window to the front elevation, tiled splashbacks and wooden flooring.

From the landing a carpeted staircase leads up to the

BEDROOM 1





A generous master bedroom that offers a stunning view, to the rear elevation, via its two Velux style (vertical) double glazed windows that overlook the valley to the rear elevation. The room also receives additional natural light with a double glazed window to the side elevation. The room has numerous fitted wardrobes and shelves that offers plenty of storage space. With a carpeted floor, ceiling inset spotlights and a covered radiator.

The integral garage can be accessed internally via a wooden door from the sun room.

PARKING & GARAGE

The house features a parking forecourt to the

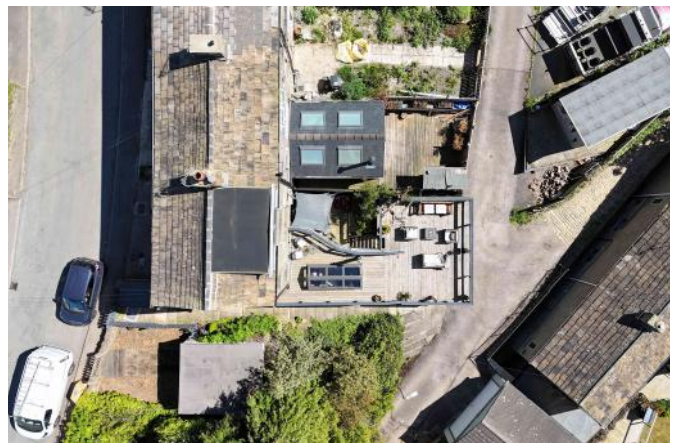
front elevation offering private parking.



To the rear of the property the integral garage provides two additional secure parking spaces.

The garage would also be ideal for a work from home business or a workshop.

GARDENS



The gardens for the property are a fantastic range of multi-level decked seating areas, situated above the garage and the sun room, and affording a stunning outlook over the Calder valley and beyond in a south-facing orientation. If you are looking for the perfect spot to sit back and relax, have a barbeque or entertain, this is certainly the ideal place.

The property also has a hidden, lower patio, seating area that is currently utilised as a hot tub space; a private area, perfectly positioned to sit out on an evening and relax.

GENERAL

The property has the benefit of all mains services,

gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

TO VIEW



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

LOCATION

What3words: [///budget.likely.views](#)

Google Plus Code: P57V+VXF Brighthouse

For sat nav users the postcode is: HD6 2PH

MORTGAGE ADVICE

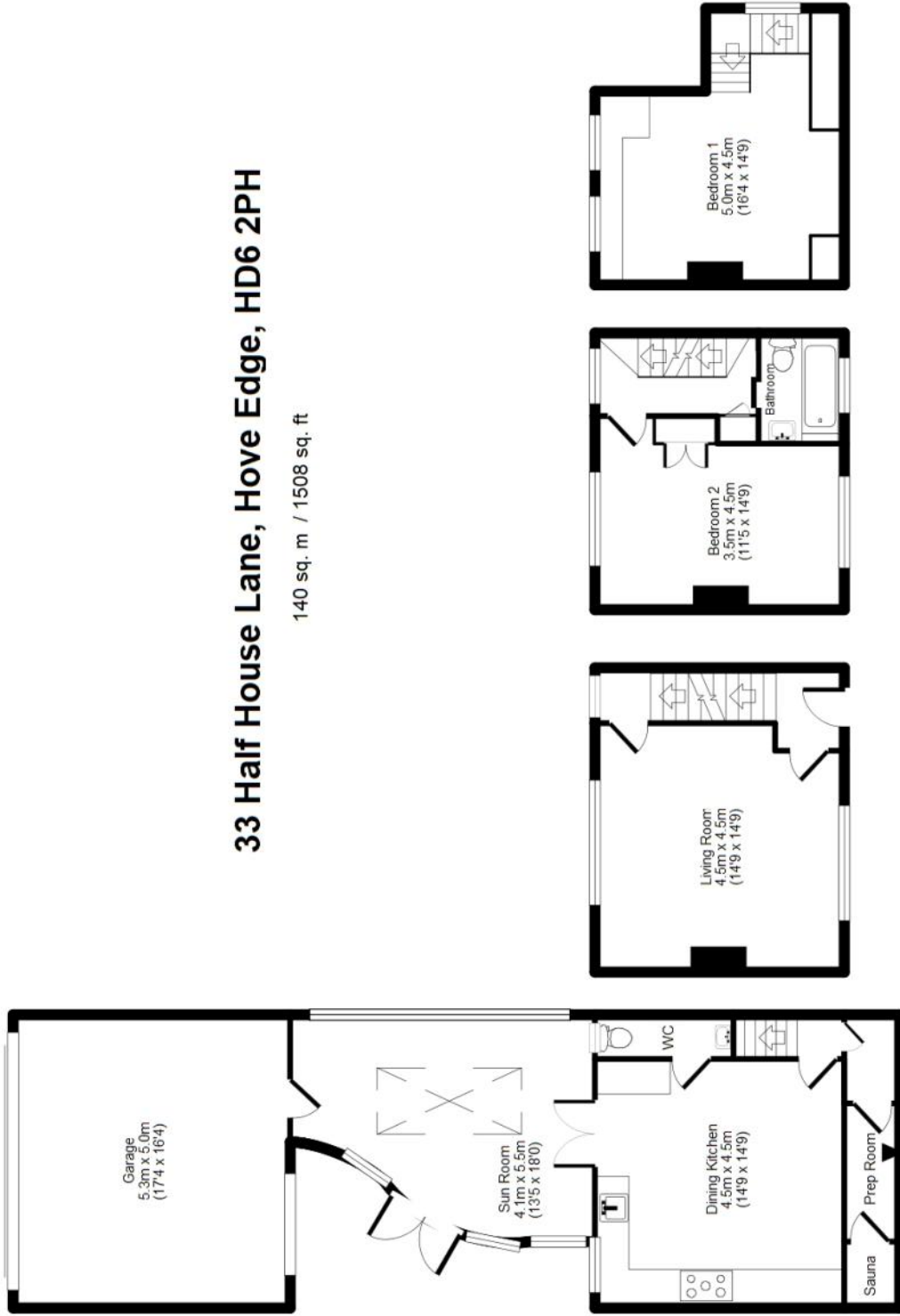
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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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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140 sq. m / 1508 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.
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