

# MARSH & MARSH PROPERTIES

*Wyngarth, Halifax Road, Shelf, HX3 7JT*

*£395,000*



It is a rare and exciting opportunity when houses of this calibre and quality become available on the open market. Having had a full renovation and modernisation, this home offers the fantastic opportunity for any growing family, professional couple or anyone looking for that special something. From the moment you arrive you will notice the love, care and attention that has been taken in creating this ideal home. On arrival you will notice the front electric gates that protect the privacy of the front forecourt that offers parking for 4+ cars. At the rear of the driveway is a double garage offering additional secure parking space or the ideal location for storage or a workshop. To the rear of the property is a beautifully landscaped multi-area and tier garden, ideal for sitting out and relaxing, with two patio areas - a covered hot tub and artificial lawn - offering a charming backdrop to this home. The rear also features a bar/utility room offering additional work space as well as an ideal place for entertaining.

Internally this house will only continue to impress, being offered with a modern style and décor that has a real quality that you can only achieve with an artisan level of work. Its high ceilings, open layout and spacious rooms are all a fantastic feature of the property. Also, with the addition of high efficiency solar panels, twinned with the air-source heat pump central heating system, this property is a real “eco-house” that costs a low amount to heat effectively. It has a large and open living room, spacious dining kitchen, ground floor WC, three spacious bedrooms, immaculately presented house bathroom and open usable room on the top floor, ideal for an occasional bedroom/work from home office/media room.

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

*Tel: 01422 648 400*

*info@marshandmarsh.co.uk*

*www.marshandmarsh.co.uk*

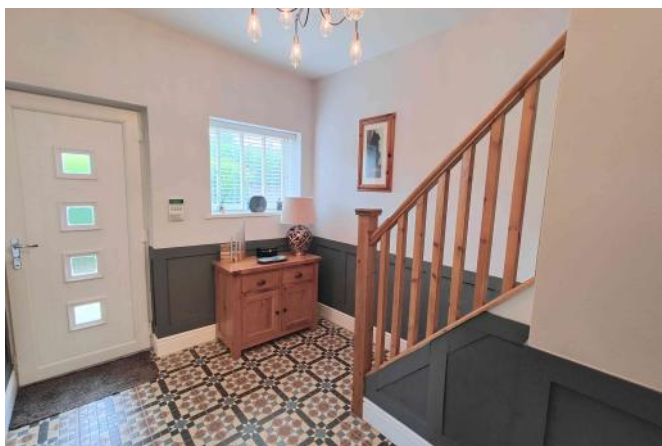


The property benefits from a well-connected location with Shelf village being within easy walking distance. The property is also close to local primary and secondary schools. Halifax town centre is just a short drive away, providing excellent shops and services including access to its train station, providing regular rail connections to the surrounding area and including access to the Grand Central train service. The property also benefits from being within 12 minutes' drive from the M62 motorway, providing quick and easy access to the major cities of Leeds, Bradford and Manchester.

Owing to this property's excellent internal condition, sought after residential location and large rooms throughout, all offered with the added benefit of its modern eco-heating system, an appointment to view is essential in order to avoid missing out.

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

#### HALLWAY



The perfect reception into the property; this warm, welcoming and large entrance hallway is

light and bright owing to its twin central light fittings and uPVC double glazed window to the front elevation. The hallway benefits from a large storage closet that also doubles as a housing area for the heating and electrical control systems and is the ideal space for coats and shoes. With a high quality tiled floor, panelled walls and modern style vertical radiator.

From the hallway a solid oak door opens into the

#### LIVING ROOM



This large and spacious living room is a delightful communal area and offers more than ample space for a three piece suite along with additional furniture. The room is bathed in natural light

owing to its large uPVC double glazed bay window, to the front elevation, that also features premium acoustic dampening. The room also features a large wood burning stove, on a stone hearth and with a railway sleeper mantelpiece, to create an excellent central feature. With a carpeted floor, single radiator, cornice to ceiling, central light fitting and television access point.

From the living room a set of sliding solid wooden doors create a natural flow and access to the

### OPEN PLAN DINING KITCHEN



An impressive open plan dining kitchen that creates a fantastic space that has two distinct areas. The dining area is large and impressive with

more than ample room for a large family dining table along with additional furniture. The dining area is again bathed in natural light owing to a large uPVC double glazed bay window, featuring a curved window seat, overlooking the garden to the rear elevation. A large wood burning stove, again sat on a stone hearth and with railway sleeper mantelpiece, creates a fantastic central feature. With high quality parquet, central light fitting, cornice to ceiling and two modern style vertical radiators.



A large opening leads directly into the kitchen area. The kitchen offers more than ample work space with solid quartz work surfaces to three sides and featuring a solid quartz central kitchen island. The work surfaces all have over or under counter cupboards offering ample storage space. To the rear of the kitchen is a uPVC double glazed window and uPVC double glazed French doors opening into the rear garden. With a large STOVES range style cooker, extractor hood, glass splashback, high quality parquet flooring, inset hidden electric outlets, fitted dishwasher, central light fitting, under cupboard lighting, space for a fridge/freezer, cornice to ceiling and an inset stainless steel sink with stainless steel mixer tap.







From the hallway a solid oak door opens into the

### WC

An excellent addition to the property providing further facilities for the ground floor. With a high quality tiled floor, close coupled toilet, metallic style radiator, vanity inset cupboards, tiled splashbacks, central light fitting and frosted uPVC double glazed window to the side elevation.

From the hallway, carpeted stairs lead up to the

### LANDING

With uPVC double glazed window to the side elevation, under stairs cupboard, carpeted floor and central light fitting.

From the landing solid oak doors open into

### BEDROOM 1

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



### BEDROOM 2



Another large and impressive master bedroom that again offers more than ample space for a king

sized bed along with additional bedroom furniture. With a carpeted floor, uPVC double glazed window to the rear elevation, central light fitting and double radiator.



### BEDROOM 3



A generous third bedroom that is ideal for a guest bedroom, child's room or office space. With fitted cupboards, uPVC double glazed window to the front elevation, double radiator, central light fitting and carpeted floor.

### BATHROOM



A stylish and newly renovated house bathroom that has been beautifully presented and offered in a neutral colour scheme and makes excellent use of the large amount of space on offer. With free standing bowl style bath, large walk-in shower cubicle (featuring a drenching style shower head), close coupled toilet, vanity inset washbasin, central light fitting, modern vertical style radiator, frosted uPVC double glazed window to the rear elevation full height tiled walls and tiled floor.

From the landing carpeted stairs lead up to the

### UPPER LANDING



With a carpeted floor, central light fitting, eaves access and double radiator.

From the upper landing a wood panel door opens into the



## USABLE ROOM / OFFICE



A large usable room into the roof space, that has been recently increased in size with the use of the eaves, which is an ideal storage space, occasional bedroom or perfect for use as a home office space. With a Velux window, double radiator, carpeted floor and central light fitting.

## GARDEN



To the rear of the property is a fully manicured and beautifully presented multi-tier garden. To the edge of the property is an artificial lawned area, ideal for children and pets to play. To the edge of the lawn is a covered patio seating area, ideal to entertain or have a barbeque, that also houses a covered hot-tub, in a private enclosure;

perfect for sitting out and relaxing in an evening. A series of steps leads up to the second patio seating area, again fully private and enclosed.







To the rear of the garage is a multi-use utility room, with plumbing for a washing machine and space for a dryer in an enclosed area, that also doubles as an external bar area; an ideal addition to the property for entertaining.

### PARKING & GARAGE

At the front of the property is a gated resin driveway with parking for 4 cars.



To the rear side of the garage is a lockable storage area.

To the rear of the drive is a double garage that also provides secure parking for two further cars. The garage is a dry space and lit via a central light fitting and offers numerous power points. To the rear of the garage is a small workshop or storage area.



### GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, solar panels and air source heat pump central heating.

### TO VIEW

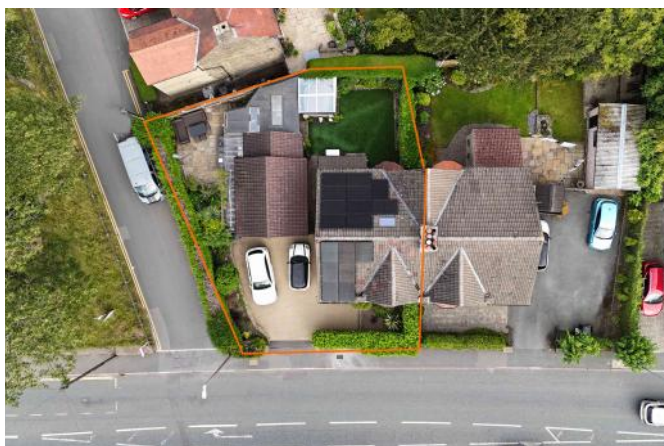
Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

## LOCATION

What3words: ///dart.wants.text

Google Plus Code: Q52J+6X9 Halifax

For sat nav users the postcode is: HX3 7JT



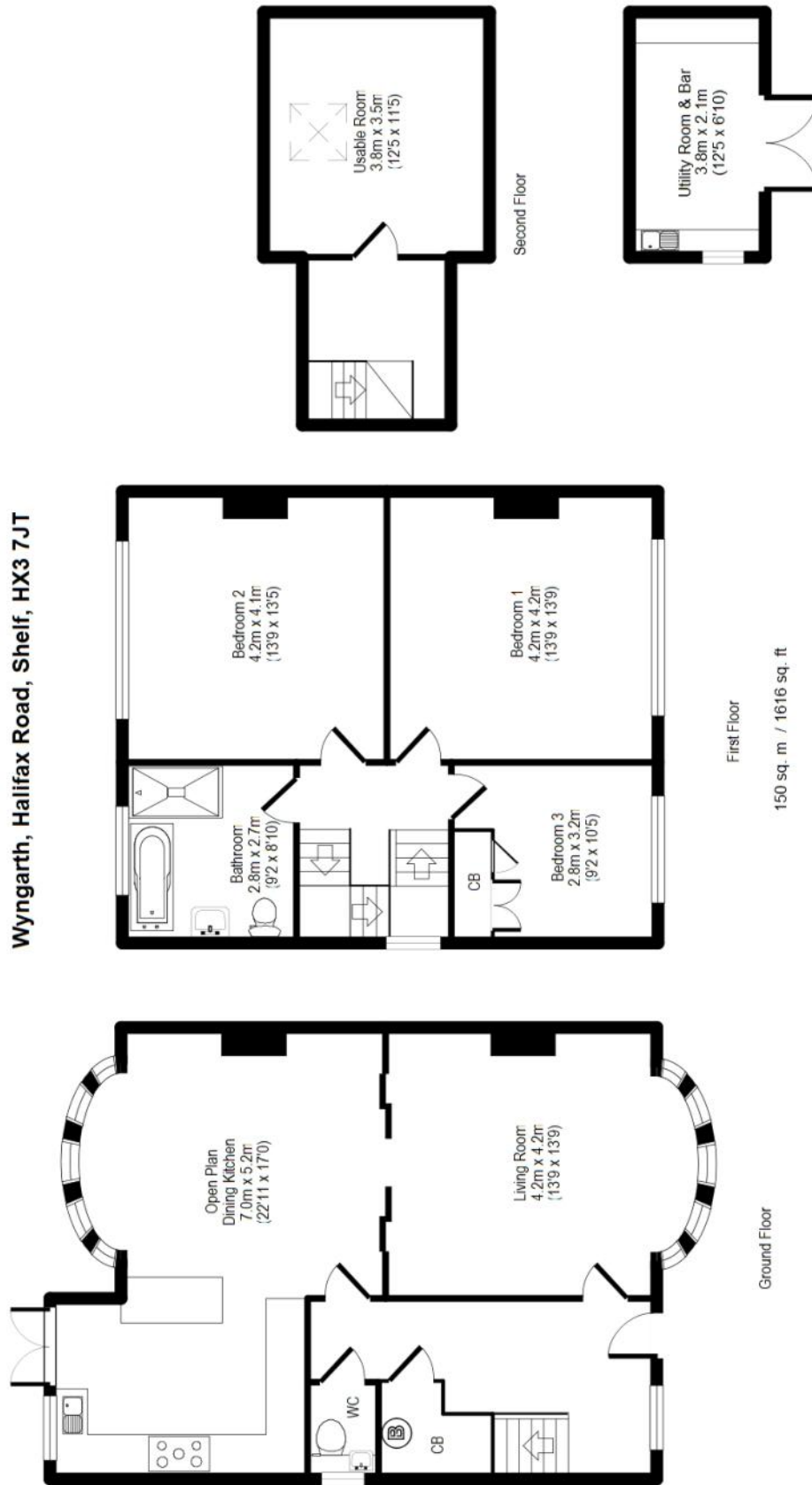
## MORTGAGE ADVICE

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 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.



**Wyngarth, Halifax Road, Shelf, HX3 7JT**



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.

(c) Marsh and Marsh Properties

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

Tel: 01422 648 400

[info@marshandmarsh.co.uk](mailto:info@marshandmarsh.co.uk)

[www.marshandmarsh.co.uk](http://www.marshandmarsh.co.uk)