

MARSH & MARSH PROPERTIES

27 Bolehill Park, Hove Edge, HD6 2RS

£1,200 PCM



Situated on the highly sought after Bolehill complex, in the Hove Edge locale, is this well-presented two bedroomed bungalow. The perfect property for any retiring couple professional or anyone who is looking for that special something. The property benefits from a charming frontage with lawn gardens to the front and side elevations that greatly enhance the kerb appeal and first impression from the moment that you arrive. To the rear of the property is a well-presented low maintenance patio garden ideal to sit out and relax whilst enjoying a glass of wine, having a barbecue, or the children (or grandchildren) to play. The property also benefits from driveway parking for a car as well as an additional secure parking space provided by the single garage to the side elevation offering ample additional storage space.

As soon as you step inside this property you will immediately realize that this is that special something mean offered in good condition throughout and with the surprising amount of space that makes this property a real TARDIS. With it well presented and spacious living room that leads directly into a light a bright and beautifully presented sunroom, well-appointed kitchen, two bedrooms one being of a very large size that can accommodate a super king size bed and house shower room.

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

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The property has a well-connected position due to its close proximity to all local shops, services and amenities of Hove Edge, in addition to its outstanding transport links with Brighouse being only 5 minutes' drive away or Halifax being a 10 minutes' drive. Brighouse train station provides good rail links to all surrounding towns in addition to the Grand Central train service. The M62 motorway is just 10 minutes' drive away providing quick and easy access to the major cities of Bradford, Leeds and Manchester. The property benefits from being within the catchment areas of good primary and secondary schools, all within easy walking distance.

Owing to the fantastic features on offer with this property an appointment to view is essential.

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

HALLWAY

With a carpeted floor, single radiator and central light fitting, the hallway offers a welcoming reception as soon as you step inside.

From the hallway a wooden door opens into the

LIVING ROOM



A well-presented and spacious living room that offers ample space for a three piece suite along with additional furniture. An electric fire sat on a marble hearth and with mantelpiece, creates the ideal central focal point for the room. The room receives ample natural light via a sliding uPVC double glazed door that opens into the sun room. With a carpeted floor, two central light fittings, single radiator, cornice to ceiling and television access point.



From the living room a uPVC double glazed sliding door opens into the

SUN ROOM





The pièce de résistance of the property is the large sun room to the rear. Immediately your eyes are drawn to the fantastic Roof Lantern that bathes the whole room in natural light. A uPVC double glazed sliding door opens out onto the rear garden offering easy access. With a carpeted floor, ceiling inset spotlights and a double radiator.

From the hallway wooden doors open into the

KITCHEN



A well-presented kitchen that features laminated work surfaces to three sides, all with over or under counter cupboards and drawers. With an integrated dual oven, integrated hob, stainless steel extractor hood, central strip light, plumbing for a washing machine, integrated dishwasher, space for a fridge/freezer, uPVC double glazed window to the front elevation, tiled floor, tiled splashbacks and a stainless steel sink with stainless steel mixer tap.

BEDROOM 1

This fantastically large and long master bedroom offers more than ample space for a super king sized bed along with plenty of additional storage space. A mirrored sliding wardrobe to one end offers further storage space. With a carpeted

floor, uPVC double glazed window to the rear elevation, numerous ceiling inset spotlights and a single radiator.



BEDROOM 2



Perfect for a guest room, work from home office or child's bedroom, the second bedroom features a carpeted floor, single radiator, central light fitting, cornice to ceiling and uPVC double glazed window to the front elevation.

SHOWER ROOM



A well laid out house shower room that features a corner shower cubicle, vanity inset washbasin, close coupled toilet, vinyl floor, tiled walls, frosted uPVC double glazed window to the front elevation and central light fitting.

GARDENS

To the front and side of the property are lawned gardens, offers a welcoming and inviting kerb appeal to the property, which have been well-tended.



To the rear of the property is a fully enclosed patio and pebbled garden offering the ideal place to sit back and relax with a glass of wine or to have a barbeque. The rear garden also offers a greenhouse and is gated for access to the front elevation.



PARKING & GARAGE

To the front elevation is a tarmac driveway offering a space for a car.



To the rear of the driveway is a single garage offering an additional secure parking space or additional storage.

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: ///last.ally.seat

Google Plus Code: P59X+23P Brighthouse

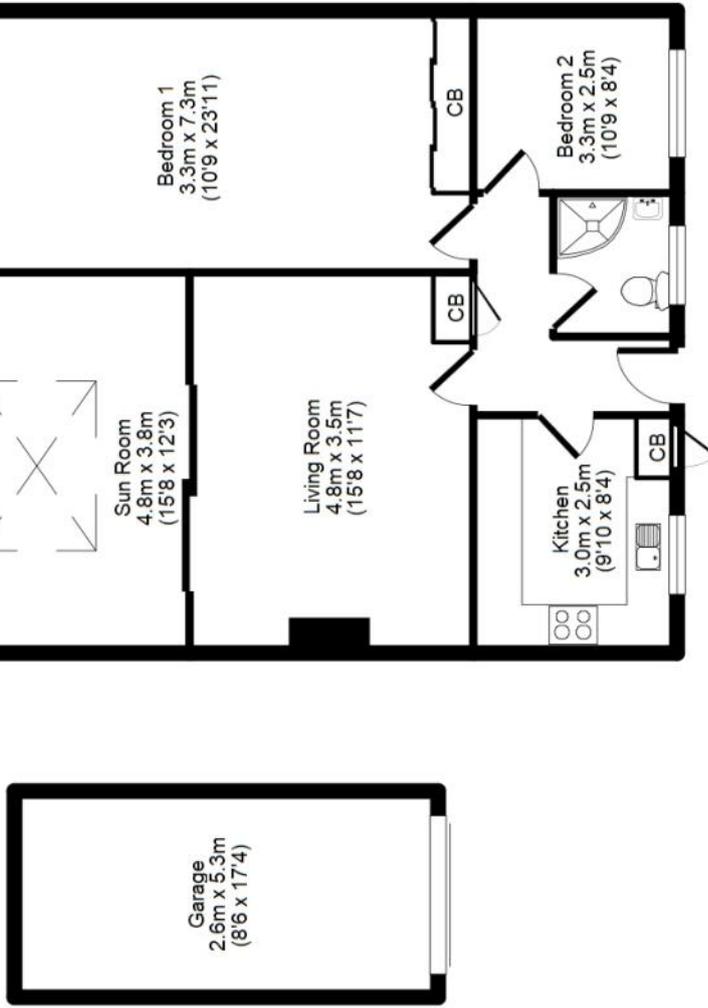
For sat nav users the postcode is: HD6 2RS

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 rental 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. Tenants are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 94 sq. m / 1006 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. 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.

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