

Charnock Bates

The Country, Period and Fine Home Specialist



11 Marchcroft  
Willowfield, Halifax, HX2 7NX





# 11 Marchcroft

Willowfield  
Halifax  
HX2 7NX

Guide Price: £695,000





## Summary Description

Situated within an exclusive development of just twelve detached properties, boasting well planned and attractively presented accommodation over two floors including a generous open plan living kitchen area along with five spacious double bedrooms, this ready to move into property would be of particular interest to the family purchaser.

Internally the property briefly comprises; entrance hall, study, WC, open plan living/kitchen/dining area, sitting room and garage to the ground floor. Five bedrooms, the principal bedroom benefiting from a walk-in wardrobe and en-suite bathroom, en-suite shower room to the second bedroom and house bathroom to the first floor. Externally the property boasts a block paved driveway to the front elevation along with generous landscaped gardens to the rear.

## Location

Willowfield is a sought-after residential location having easy access to both the centres of Halifax and Sowerby Bridge. The Crossley Heath Grammar School and The Gleddings Preparatory School are nearby in Savile Park along with a selection of good local primary schools. Crow Wood Park is a short walk away and there is a Sainsbury's Local in the area. Train Stations in both Halifax and Sowerby Bridge provide access to the cities of Manchester, Leeds and Bradford. Both Manchester International airport and Leeds Bradford airport are accessible.



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## General Information

The uPVC entrance door provides access into the generous entrance hall with luxury vinyl ambient flooring, decorative ceiling coving and open staircase with underneath storage cupboard.

Positioned off the entrance hall is the study with a window to the front elevation and decorative ceiling coving offering an excellent space ideal to create a separate workspace perfect for those looking to work from home.

Having a two-piece suite to the downstairs WC comprising of a low flush WC, wash hand basin with central mixer tap, tiled splashbacks and vinyl flooring.

The heart of this family home is the open plan living/kitchen/dining area boasting an extensive range of fitted wall, drawer and base units with contrasting Jetstone hard surface worksurfaces, undermounted stainless steel sink with mixer tap, feature kickboard lighting, feature vertical radiator, inset ceiling spotlights, hard glass splashback and luxury vinyl ambient flooring. Integral appliances include Neff double combination oven with warming draw, five ring hob, overhead extractor hood, dishwasher and fridge/freezer.







Also incorporating an open dining/lounge area with wall mounted Bluetooth operated gas fire, built in speaker system, inset ceiling spotlights with hue mood lighting and patio doors to the rear elevation leading out onto the rear garden ideal for summer evenings when entertaining family and friends.

Positioned off the kitchen is the utility room having fitted base units with contrasting laminate worksurfaces, inset stainless steel sink with mixer tap, plumbing for a washing machine, space for a dryer and uPVC external door. The spacious garage can be accessed both internally off the utility room or externally via the manual up and over door. The newly installed gas central heating boiler is located here.

Completing the ground floor accommodation is the sitting room with a window to the front elevation and decorative ceiling coving.



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An open staircase from the entrance hall leads to the first-floor landing accessing five double bedrooms and house bathroom.

The generous principal bedroom benefits from a walk-in wardrobe area with fitted mirrored sliding door wardrobes. Leading through to the en-suite bathroom having a four-piece suite comprising; panelled bath, shower cubicle with glass screen, low flush WC, wash hand basin with mixer tap, karndean tile effect flooring, tiled splashbacks, inset ceiling spotlights and a chrome ladder heated towel rail.







The second bedroom also benefits from an en-suite shower room with a three-piece suite comprising; shower cubicle with glass screen, low flush WC, wash hand basin with mixer tap, vinyl flooring, tiled splashbacks and ladder heated towel rail.

The spacious landing benefits from a useful airing cupboard which houses the hot water cylinder. Three further bedrooms are positioned off the landing, with bedrooms three and five benefiting from windows to the rear elevation enjoying far reaching views.

Completing the first-floor accommodation is the house bathroom having a four-piece suite comprising; wash hand basin with mixer tap, low flush WC, panelled bath, shower cubicle with glass screen, tiled splashbacks, vinyl tile effect flooring and chrome ladder heated towel rail.



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## Externals

Positioned in a private cul-de-sac location boasting a central doorway framed by a feature portico with pillars. With a block paved driveway leading to the garage providing further parking, open manicured lawn area and porcelain tiled patio.

At the rear, the property benefits from an established mature lawned garden bordered by well stocked flower beds and fencing with generous decked terrace area with feature lighting, along with porcelain tiled patio with covered seating area ideal for entertaining, barbequing and al-fresco dining. Further lawn area provides development opportunity subject to relevant planning permission.

## Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

## Local Authority

Calderdale

## Wayleaves, Easements, Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

## Services

We understand that the property benefits from mains electric, gas, water and sewage.

## Tenure

Freehold



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## Directions

From Halifax town centre proceed along the A58 Aachen Way towards King Cross. At the traffic lights stay in the right hand lane and proceed along the A646 Burnley Road, towards Hebden Bridge. Proceed along Burnley Road for approximately 1/4 of a mile, turning left onto Willow Drive. Proceed to the end of Willow Drive and turn left on to Willowfield Road. Continue forward until turning onto Marchcroft where 11 Marchcroft can be found at the end of the cul-de-sac as indicated by a Charnock Bates board.

For satellite navigation: **HX2 7NX**

## EPC Rating

EER: Current 86 – Potential 86

## Local Information

### Nearest Stations

Sowerby Bridge	1.5 miles
Halifax	2.4 miles

### Nearest Schools

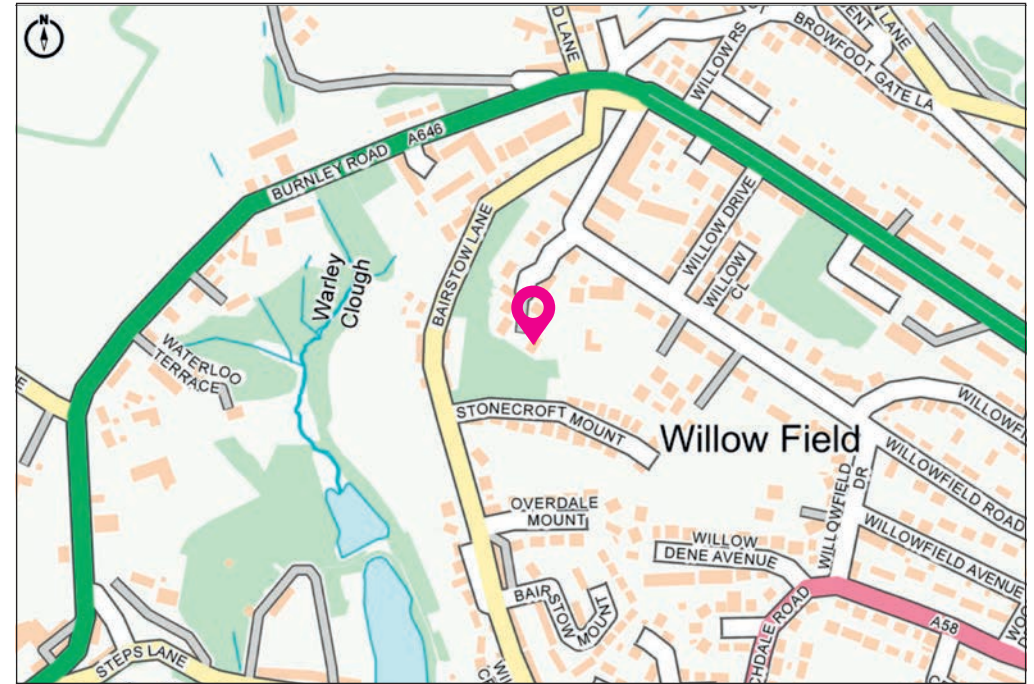
Warley Road Primary Academy	1.2 miles
The Crossley Heath School	1.4 miles
The Gleddings Preparatory School	1.7 miles

## Motorway Network

Junction 24, M62 5.7 miles

## Additional Information

We are informed by our client that there is a maintenance charge that covers the upkeep of communal areas.

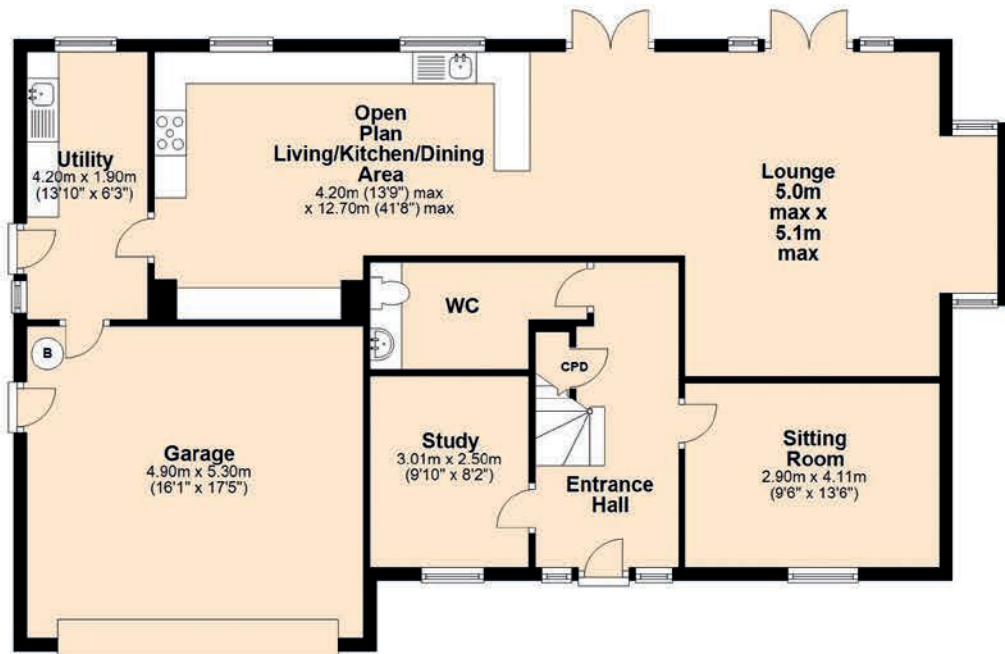


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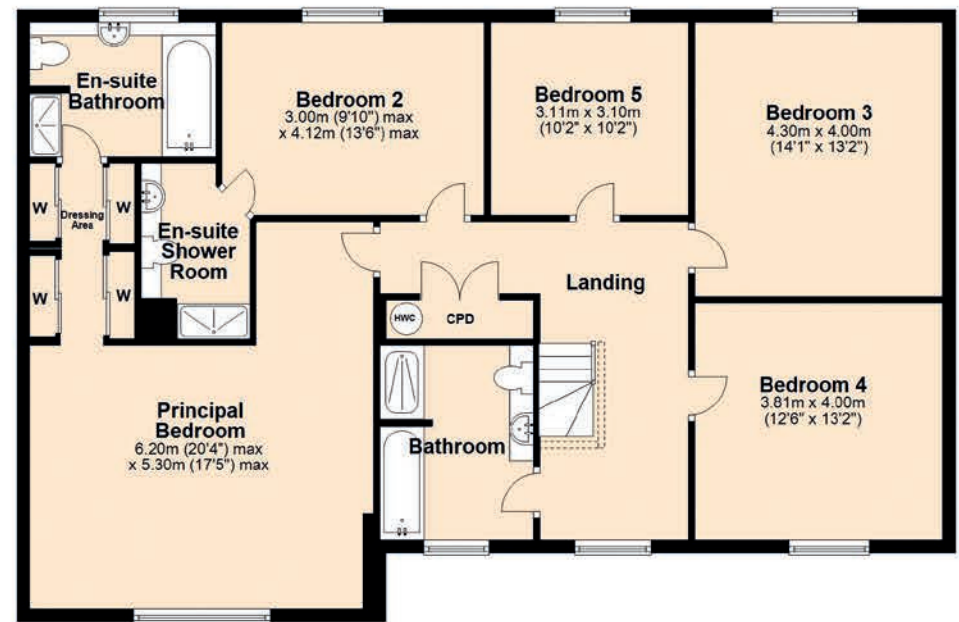


# Floor Plans

Ground Floor



First Floor



# Charnock Bates

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Property House  
Lister Lane, Halifax, HX1 5AS  
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