

# MARSH & MARSH PROPERTIES

37 Willowfield Road, Halifax, HX2 7JN

£225,000



This charming, two bedroomed, semi-detached, bungalow is situated on a quiet road on the outskirts of Sowerby Bridge. A highly sought-after position and benefitting from charming rear views and a well-connected location. The house features a well-tended front garden that not only enhances the kerb appeal of the property but provides an ideal place to sit and relax. To the rear is a generous, south-facing, patio and lawned garden providing the ideal place for children and pets to play or to sit out and relax. The house also features a long driveway offering parking for 3+ cars.

Internally the property offers a generous amount of space and, with some modernisation, will be a fantastic new home. With a living room, spacious kitchen, two good sized bedrooms and shower room. The property has further rooms under the property, accessed via the garden, with a sun room/bar, three storage rooms and workshops offering ample storage space. With so much space on offer and a fantastic amount of potential this property has something for everyone.

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There are good primary and secondary schools all within a short commute of the property and is only a 5-minute drive from the active and sought after Sowerby Bridge, including its well-connected train station. Halifax town centre is just a 10 minute drive that not only provides further access to its shops, services and amenities but also to the train station which offers ample services to the surrounding towns in addition to the Grand Central train service. There are ample local bus services and easy access to all major roads.



Owing to the whole host of features on offer with this property, its sought-after location, ample internal space and well-connected position, an appointment to view is essential in order to fully appreciate this welcoming home.



From the side of the property a wooden door opens into the

### HALLWAY

An inviting entrance hallway that creates the ideal first impression. With a single radiator, central light fitting and wood laminate flooring.

From the hallway an arched opening leads into the

From the hallway a wooden door opens into the

### LIVING ROOM



A spacious living room that is bathed in natural light owing to the large uPVC double glazed windows to the front elevation and sliding doors, in addition to the box style window leading into the hallway. A suspended electric fireplace creates the ideal central feature for the whole room. The room offers ample space for a three piece suite along with additional furniture. With a carpeted floor, cornice to ceiling, central light fitting, two double radiators and a television access point.

### KITCHEN



A very well presented kitchen that has been expertly laid out to create a highly functional space that will appeal to any culinary enthusiast. The kitchen features solid granite work surfaces, with under cupboards and drawers, to three walls. The kitchen is well lit via three uPVC double glazed windows to the front and side elevations in addition to the numerous ceiling inset spotlights. With an integrated hob, integrated cooker, integrated microwave, plumbing for a washing machine, wood laminate flooring, integrated dishwasher, fitted fridge/freezer and an inset stainless steel sink with stainless steel mixer tap.

From the hallway wooden doors open into

### **BEDROOM 1**



A spacious master bedroom that offers ample space for a double bed along with additional bedroom furniture. The uPVC double glazed window, to the rear elevation, offers an ideal view over the rear garden and the views beyond. With a carpeted floor, central light fitting and single radiator.

### **BEDROOM 2**

A good sized second bedroom that would be ideal for a guest bedroom, work from home office or

child's bedroom. With a uPVC double glazed window to the rear elevation, carpeted floor, central light fitting and single radiator.



### **SHOWER ROOM**



A well-presented house shower room that makes excellent use of the space on offer to create a highly functional and well-presented room. With a corner shower cubicle, pedestal washbasin, close coupled toilet, stainless steel towel radiator, tiled floors, tiled walls, ceiling inset spotlights, frosted uPVC double glazed window to the side elevation and an extractor fan.

From the rear of the property, from the gardens, a wooden door opens into the

### **SUN ROOM / BAR**



A fantastic addition to the property, utilising the under space of the property to create another usable room. Currently this tucked away space is used as a sun room/bar area that serves the garden as an ideal place to sit and relax. With a carpeted floor, wall mounted light fittings and corner bar area.



From the bar a wooden cottage style door opens into the

### WORKSHOPS / STORE ROOMS



The property benefits from a maze of workshops and storage areas, in the sections under the property, offering a massive amount of storage space. All areas have their own zoned light fittings and feature work benches and storage shelving.



### GARDENS



To the front of the property is a well-presented patio garden, with surrounding shrubs and flowerbeds, that creates an ideal frontage to the property and enhances the kerb appeal.



To the rear of the property is a south facing patio seating area that is ideal to sit back and relax, have a barbeque or to entertain. From the edge of the patio is a lawned area, surrounded by a shrub border and flowerbeds, which creates the perfect place for children and pets to play. The garden is a real sun trap and benefits from charming rear views over the Calder Valley.



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.

### **PARKING**

To the side of the property is a tarmac driveway that offers parking space for 3+ cars.

### **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.

### **DIRECTIONS**

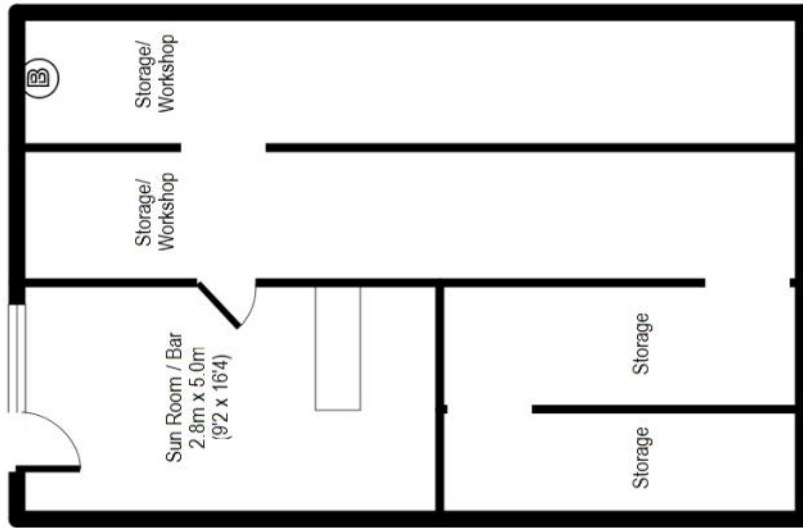
From Halifax town centre head towards Sowerby Bridge on Burdock Way A58 for 1.1 miles and then keep left to continue on Aachen Way A58 for a further 0.5 miles. Turn right onto Willowfield Road and continue for a final 0.2 miles. The property will be located on your left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HX2 7JN

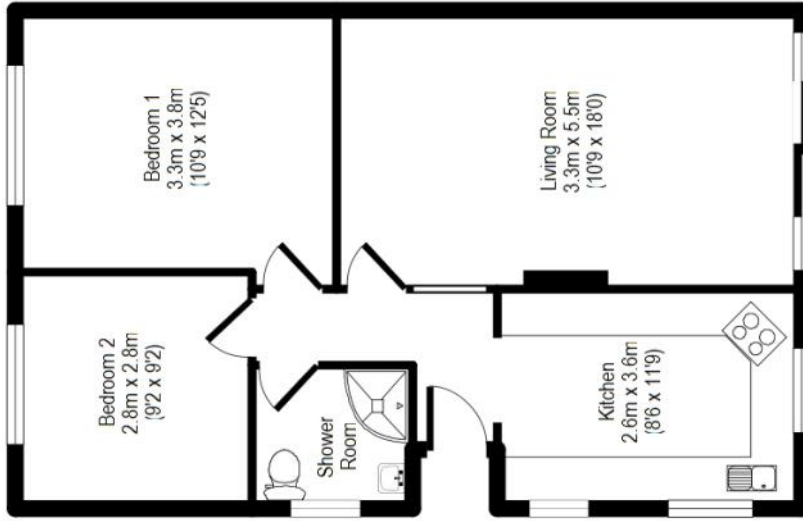
### **MORTGAGE ADVICE**

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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Lower Ground Floor



Ground Floor

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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