

# MARSH & MARSH PROPERTIES

161 Quaker Lane, Cleckheaton, BD19 5JD

£245,000



If you are looking for a beautifully presented family home, both externally and internally, situated in a quiet location, then this will certainly be the property for you. The house offers a charming kerb appeal; set back from the road by its front lawns, that also increases the privacy of the property and which borders the front driveway offering space for two cars. To the rear of the property is the generous lawned and decked gardens, fully enclosed creating the ideal space to sit out and relax, entertain or for children and pets to play. If you are looking for that special something then this will definitely be the property for you.

Internally the property is beautifully presented throughout, with modern décor and style, creating an opportunity for any prospective buyer to move in with little to no work required. The house features generous rooms throughout and, owing to the numerous large windows, receives ample natural light. Owing to its warm and welcoming atmosphere just step inside and you can't fail to be impressed. With its spacious living room, beautifully presented kitchen, generous dining room, three good sized bedrooms (two with ample space for a double bed and one with fitted wardrobes and dressing room), house shower room and a boarded loft.

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

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The property benefits from being just a short drive away from junction 26 of the M62 motorway, providing excellent connections to the major cities of Leeds, Bradford and Manchester. The Low Moor train station is also a short commute away providing excellent local rail connections, including access to the Grand Central train service. The property is also inside the admission area of good primary and secondary schools, both within a short commute.

Owing to the whole host of fantastic features on offer with this property, its beautiful condition throughout, spacious gardens and well-regarded location, an appointment to view is essential in order to fully appreciate everything on offer.

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

### **PORCH**

An ideal addition to the property creating a barrier from the internal aspect to the external. With a wood laminate floor and wall mounted coat hooks.

From the porch a high quality composite door opens into the

### **HALLWAY**

An open plan hallway, leading directly into the living room and features a wood laminate floor, single radiator and central light fitting.

From the hallway an opening leads directly into the

### **LIVING ROOM**



A beautifully light, bright and modern styled living

room, featuring a modern and neutral décor and, owing to the large uPVC double glazed window to the front elevation, has ample natural light in addition to the central light fitting. A central gas fire, on a marble hearth and with wooden mantelpiece, creates a charming feature for the whole room. To the rear corner is an under stairs cupboard offering additional storage space. The room offers ample space for a three piece suite along with additional furniture. With a wood laminate floor, cornice to ceiling, double radiator and television access point.



From the living room a wooden door opens into the

### **KITCHEN**





A beautifully presented kitchen space that will be the delight of any culinary enthusiast. The kitchen features laminated work surfaces to three walls, all with over and under counter cupboards and drawers providing ample storage space. A uPVC double glazed door provides access to the rear garden. The kitchen is well illuminated via numerous ceiling inset spotlights, under cupboard spotlights and skirting board spotlights. With an integrated hob, extractor hood, integrated oven, plumbing for a washing machine, space for a dryer, integrated dishwasher, vertical modern style radiator, space for a fridge/freezer and a stainless steel sink with stainless steel mixer taps.



From the kitchen, an open-plan entrance leads into the

### DINING ROOM



A spacious dining room offering ample space for a family dining table. The dining room provides access to the rear owing to the uPVC double glazed French doors that also provide ample natural light. With a wood laminate floor, double radiator, ceiling inset spotlights, central light fitting and cornice to ceiling.



From the hallway carpeted stairs lead up to the

### LANDING

With a carpeted floor, airing cupboard, uPVC double glazed window to the side elevation, loft access hatch and central light fitting.

From the landing wooden doors open into

### BEDROOM 1



A large and spacious master bedroom, separated into two sections, one with ample space for a double bed, the other is utilised as a dressing room and features a large set of fitted wardrobes. With a carpeted floor, two central light fittings, two single radiators and a uPVC double glazed window to the rear elevation.



### BEDROOM 2

Another good sized bedroom again providing ample space for a double bed along with additional bedroom furniture. With a central light fitting, carpeted floor, single radiator and uPVC double glazed window to the front elevation.



### BEDROOM 3



An ideal bedroom for use as a guest room, child's bedroom or work from home office space. With a central light fitting, carpeted floor, single radiator and uPVC double glazed window to the front elevation.

### SHOWER ROOM

A beautifully presented shower room, in a modern style and creating a highly functional space. With its walk in rainfall style shower cubicle, glass panel splashback, vanity inset washbasin, close coupled toilet, ceiling inset spotlights, extractor fan, stainless steel towel radiator, vinyl flooring, tiled walls and a frosted uPVC double glazed window to



the side elevation.



From the landing a pull down ladder provides access to the

### LOFT

A part boarded loft provides ample additional storage space.

### GARDENS

To the front of the property, bordering the driveway, a charming lawned garden creates a pleasant kerb appeal for the property and increases the property's privacy.



To the rear, from the edge of the property, is a spacious decked seating area that leads down to a

large and long lawn, with flowerbed and shrub border. The garden is fully enclosed by a large wooden fence creating a private and secure space, ideal for children and pets to play. The rear garden also features a large summer house, with access to power, that offers an ideal multi use space, currently utilised as additional storage. To the rear of the summer house is a further patio seating area.



### PARKING

To the front of the property a tarmac driveway provides parking for two 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 the Junction 26 roundabout of the M62 head towards Cleckheaton on Bradford Road (A638) for one mile and then turn right onto Parkside Road for 0.2 miles. After 0.1 miles turn left onto Hightown Road and then right onto Ashbourne Drive and then left onto Quaker Lane. The property will be located on your right hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: BD19 5JD

### **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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