

# MARSH & MARSH PROPERTIES

*12 Highcliffe Court, Shelf, HX3 7JX*

*£325,000*



This charming family home, nestled on a tucked away cul-de-sac, in a quiet and peaceful location in Shelf village, will certainly be something that will impress. A four bedroomed detached property with plenty on offer that will suit any needs and presented beautifully both outside and in. From the moment you arrive you will notice the front garden, bordering the driveway (with ample space for two cars), which enhances the property's kerb appeal and creates a charming first impression. The house also benefits from a single integral garage offering additional storage and secure parking. To the rear of the property is a fully enclosed, low-maintenance, patio and decked garden also featuring a pebbled area and due to its south facing orientation creates the perfect place to sit out and relax.

Internally the property is beautifully presented throughout, with a modern style and décor, creating the opportunity for any prospective buyer to move in with no work required. The house features a warm and welcoming living room, family dining room, beautifully presented and spacious kitchen, rear porch/sitting area, utility room, ground floor WC, four double bedrooms (one with en-suite) and house bathroom. Just step inside and you will immediately be impressed with the amount on offer with this property.

*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 also with access to the Grand Central train service to London. 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.

With the whole host of features on offer with this charming property, from its spacious internals, south facing garden and ample private parking, all offered in good condition, an appointment to view is essential.

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

### HALLWAY

A warm and welcoming first impression to the property with its carpeted floor, central light fitting, cornice to ceiling and single radiator.

From the hallway a wooden door opens into the

### LIVING ROOM



The perfect place to sit back and relax, the living room offers ample space for a three piece suite along with additional furniture. The front uPVC double glazed bay windows provide ample natural light for the whole room. A central gas fire, on a granite hearth and with wooden mantelpiece, creates a charming central feature for the whole room. With a carpeted floor, central light fitting,

double radiator, single radiator and television access point.



From the rear of the living room an open archway, creating an open plan style feel between the rooms, leads into the

### DINING ROOM

A spacious dining room offering ample space for a family sized dining table. The room provides access to the rear garden by a set of uPVC double glazed French doors that also provide ample natural light for the room. With a carpeted floor, central light fitting, cornice to ceiling and a double radiator.



A real treat is offered by this modern and stylish kitchen, well laid out to create a fantastic work space due to the solid quartz counters to four walls, all with over and under counter cupboards and drawers offering ample storage. An additional storage space is provided by an under stairs pantry cupboard. With its range style cooker unit, stainless steel extractor hood, splashback tiling, vinyl flooring, uPVC double glazed window to the rear elevation, two sets of omni-directional ceiling spotlights, integrated dishwasher, integrated fridge/freezer and an inset stainless steel sink with stainless steel mixer tap.



From the dining room a wooden door opens into the

## KITCHEN



From the rear of the kitchen an opening leads directly into the



## PORCH



A large rear porch with plenty of space for a further seating area if so wished. The porch provides another access route to the rear garden via a composite door. With a vinyl floor, two uPVC double glazed windows to the rear elevation and an electric style radiator.

From the kitchen a wooden door opens into the

### UTILITY ROOM



Another excellent addition to the property providing additional work space. The utility room has a composite door providing access to the side elevation. A laminated work surface to one side of the room, with over and under counter cupboards, creates the main work area. With a vinyl floor, plumbing for a washing machine, tiled splash backs, central light fitting and extractor fan.

From the hallway a wooden door opens into the

### WC

Another useful addition to the property providing ground floor facilities. With a low flush toilet, single radiator, pedestal washbasin, laminated floor, central light fitting and frosted uPVC double glazed window to the front elevation.

From the hallway carpeted stairs lead up to the

### LANDING

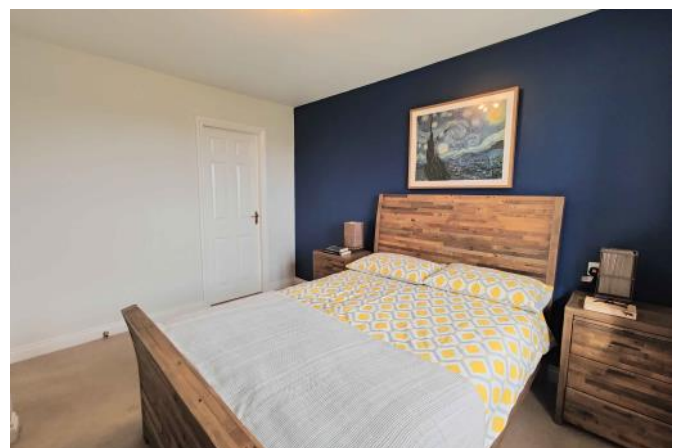
With a carpeted floor, loft access hatch, central light fitting and airing cupboard storage space.

From the landing a wooden door opens into

### BEDROOM 1

A beautifully presented master bedroom offering ample space for a double bed along with additional furniture. With a carpeted floor,

central light fitting, single radiator, and uPVC double glazed window to the rear elevation overlooking the garden and playing fields beyond.



From the master bedroom a wooden door opens into the

### EN-SUITE



A well laid out en-suite that creates a highly functional space. With its counter inset washbasin, low flush toilet, shower cubicle, single radiator, frosted uPVC double glazed window, vinyl flooring, splashback tiling, ceiling inset spotlights and extractor fan.

From the hallway wooden doors open into

### BEDROOM 2



A spacious second bedroom, currently used as an office and offers ample space for a double bed

along with additional furniture. The room also features a wall length set of fitted wardrobes offering additional storage. With a wood laminate floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.

### BEDROOM 3



Another spacious bedroom, similar sized to bedroom 2 and again offering space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.

### BEDROOM 4



An excellent sized fourth bedroom offering space

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



### BATHROOM



A well-presented house bathroom that makes excellent use of the space on offer. With a panel bath, over bath shower, low flush toilet, counter inset washbasin, single radiator, frosted uPVC double glazed window to the front elevation, vinyl flooring, splashback tiling, extractor fan and ceiling inset spotlights.

### GARDENS



To the front of the property is a lawned area,

bordered by flowerbeds creating a charming reception to the house and enhancing the overall kerb appeal of the property.



To the rear is a low-maintenance garden, fully enclosed to create an ideal place to sit out and relax. From the edge of the house is a flagged patio seating area that leads to a wooden decked seating area, ideal for having a barbeque. To the edge of the decking is a pebbled flowerbed garden.

### PARKING & GARAGE

At the front of the property a tarmac driveway provides private parking for two cars.

To the rear of the drive a single garage provides an additional secure parking space.



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.

### **GENERAL**

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

### **TO VIEW**

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

### **DIRECTIONS**

From the Shelf roundabout head towards Queensbury on Brighouse and Denholme Gate Road (A644) for 0.1 miles and just before the Duke of York public house turn right onto West Street. Continue as the road turns into Shelf Hall Lane and then left onto Belle Vue Road. After 0.1 miles turn right onto Highcliffe Court and the property will be on your right hand side and will be identified by the Marsh & Marsh Properties "For Sale" sign.

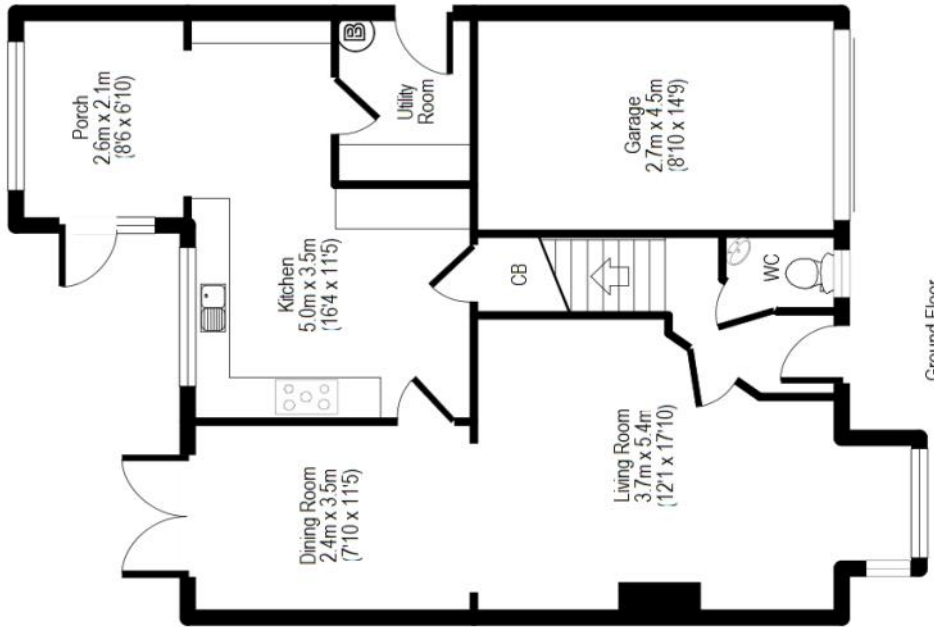
For sat nav users the postcode is: HX3 7JX

### **MORTGAGE ADVICE**

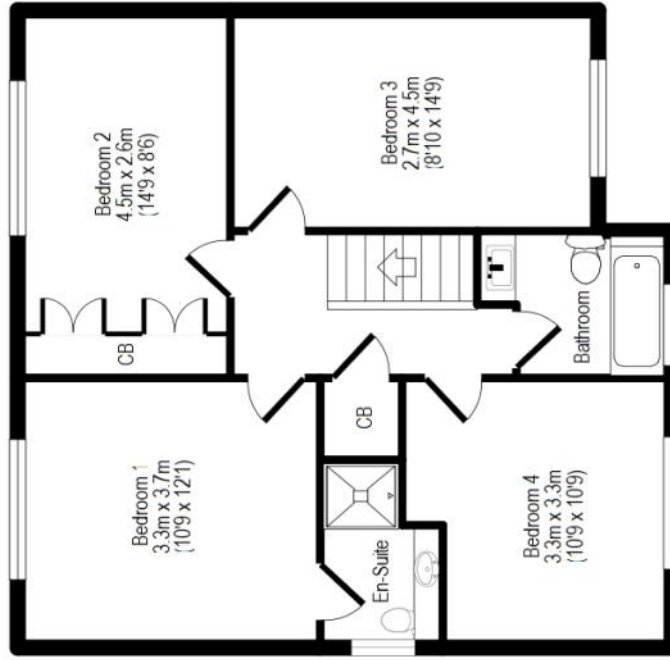
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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

**12 Highcliffe Court, Shelf, HX3 7JX**



Ground Floor



First Floor

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