

MARSH & MARSH PROPERTIES

4 Heights Court, Hightown, WF15 8HP

£425,000



If you are looking for the ideal, four double bed roomed, detached, family home, then this property will certainly be of special interest for you. The property is also offered with the added advantage of NO CHAIN. Nestled on a quiet cul-de-sac, in a quiet and peaceful setting, this property is a delight. From the moment you arrive you will notice the charming frontage, with its well-maintained front flowerbed garden, bordering the double driveway, creating a fantastic kerb appeal. To the rear of the property is a fully enclosed lawned and patio garden that again has been beautifully maintained and lovingly tended to create the ideal place to sit back and relax. To the rear of the double driveway is a single integral garage offering additional secure parking space. The property also features a newly installed smart electric car charging point on the front driveway.

Internally the property is presented in a beautiful condition throughout offering the opportunity for a prospective buyer to move in with little work required to tailor the house to their own tastes. The house has a well thought out layout and features a generous living room, family dining room, well-appointed breakfast kitchen, utility room, ground floor WC, four double bedrooms (one with en-suite shower room) and house bathroom. Just step inside this charming home and you will immediately fall in love with everything on offer.

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

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The property benefits from being only a short 5 minute drive from junctions 25 & 26 of the M62 motorway, providing quick access to the major cities of Leeds, Bradford and Manchester. The nearby Brighouse train station provides excellent rail connections to the surrounding towns, in addition to the Grand Central train service. One of the major selling points of the property is the close proximity (walking distance) to outstanding primary and secondary schools.

Owing to the whole host of features on offer with this property, including the charming rear gardens, spacious internals and quiet residential location, an appointment to view is essential in order to not miss out on this fantastic opportunity.

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

HALLWAY

A welcoming reception into the property; the long hallway offers a good first impression from the moment you step inside. With its carpeted floor, double glazed window to the side elevation, two central light fittings, single radiator and a fitted alcove seat with under seat shoe storage.

From the hallway wooden doors open into the

LIVING ROOM



A light, bright and spacious living room that has ample space for a three piece suite along with additional furniture. A central gas fireplace, on a marble hearth and with a wooden mantelpiece, creates a fantastic central feature for the whole room. The living room receives ample natural light from the double-glazed window, overlooking the gardens, to the rear elevation. With a

carpeted floor, central light fitting, matching wall lights, double radiator, cornice to ceiling and television access point.



DINING ROOM



An excellent addition to the property providing a family communal space, ideal for family meals or entertaining. The room offers ample space for a large dining table along with additional decorative furniture. The room features a set of double-glazed French doors that open out into the garden providing easy access, whilst also bathing the whole room in natural light. With a carpeted floor, central light fitting and single radiator.

BREAKFAST KITCHEN



A beautifully presented kitchen that has been well laid out to create a highly functional room. The kitchen features solid wood work surfaces to three walls, all with over and under counter cupboards and drawers, offering a large amount of storage

space and also features a dining table, ideal for smaller meals and breakfasts. The kitchen is well illuminated via numerous ceiling inset spotlights, under and over cupboard lighting, floor level spotlights and receives natural light from a double glazed window to the front elevation. With an integrated hob, integrated ceramic dual oven, stainless steel extractor hood, double radiator, fitted dishwasher, space for a fridge/freezer, tiled floor, tiled splash backs and a dual bowl stainless-steel sink with chrome mixer tap.



At the rear of the kitchen a wooden door opens into the

UTILITY ROOM



A highly useful addition to the property providing further work space. The utility room features a laminated work surface with inset stainless-steel sink, with chrome mixer tap, all with over and under counter cupboards. The room also provides access to the side elevation via a wooden door. With plumbing for a washing machine, tiled floor, tiled splash backs, ceiling inset spotlights and double glazed window to the side elevation.

From the hallway a wooden door opens into the

WC



Providing additional facilities for the ground floor this well-appointed WC features a close coupled toilet, pedestal washbasin, frosted double glazed window to the rear elevation, tiled floor, tiled splashbacks, single radiator, central light fitting, extractor fan and under stairs storage cupboard.

From the hallway carpeted stairs lead up to the

LANDING

A spacious and open landing with a frosted double glazed window to the side elevation, carpeted floor, loft access hatch (with drop-down wooden ladder), three light fittings, single radiator and fitted cupboard storage space.

From the landing a wooden door opens into

BEDROOM 1



A large master bedroom offering ample space for a king sized bed along with additional bedroom furniture. With a carpeted floor, double glazed windows to the front elevation, single radiator and a central light fitting.

From bedroom 1 a wooden door opens into its

EN-SUITE



A neatly laid out en-suite that makes excellent use of the space on offer. With a corner shower cubicle, pedestal wash basin, close coupled toilet, single radiator, frosted double glazed window to the side elevation, tiled floor, tiled walls, ceiling inset spotlights and extractor fan.

From the hallway wooden doors open into

BEDROOM 2





Another large double bedroom, again offering ample space for a double bed along with additional bedroom furniture. With a carpeted floor, double glazed windows to the rear elevation (overlooking the gardens to the rear), single radiator and a central light fitting.

BEDROOM 3



A generous third double bedroom featuring a carpeted floor, double glazed windows to the rear elevation (overlooking the gardens to the rear), single radiator, TV point and a central light fitting.

BEDROOM 4

Another double bedroom, the fourth bedroom is currently used as an office space. With a carpeted

floor, double glazed windows to the front elevation, single radiator and a central light fitting.



HOUSE BATHROOM



A beautifully presented house bathroom, offered with a neutral colour scheme and well laid out. With a panel bath, over bath shower, pedestal washbasin, close coupled toilet, single radiator, frosted double glazed windows to the side elevation, tiled floor, tiled walls, ceiling inset spotlights and an extractor fan.

GARDENS

To the rear of the property is the lovingly maintained lawned and patio garden; a perfect backdrop. Also, being fully enclosed by wooden

fence and securely gated, creates an ideal place for children or pets to play in a secure environment. The lawn is bordered by a flowerbed and is adorned by small trees creating an idyllic setting. To the edge of the property is a patio seating area, ideal for sitting out or entertaining.



To the edge of the property is a sizable flagged pathway leading to the front of the property. On the side pathway is a garden shed, perfect for garden tools or seat cushions.

At the front of the property is a triangular flowerbed, bordering the front driveway, offering a charming reception to the property.

PARKING & GARAGE



To the front is a double tarmac driveway offering ample private parking.

To the rear of the drive is the integral garage. The garage is used currently for storage with a central light fitting and numerous power outlets. The ideal place for a hobby shop/workshop.

GENERAL

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

The property has plenty of additional features, including:

- Internal fire doors to all main rooms
- Programmable heating system with Bluetooth thermostatic radiator valves
- Front photocell security lights
- Electrics brought up to current UK regulations
- Wheelchair access ramp to front door

The owner has expressed the potential for (subject to planning approval) the addition of a ground floor double bedroom and en-suite with a further double bedroom in the loft space, plus a further en-suite to bedroom 2. The owner is keen

to discuss the property's potential at the viewings.

TO VIEW

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

DIRECTIONS

From Bailiff Bridge head towards Hightown on Birkby Lane (A649) for 1.9 miles and then turn right onto Heights Court. The property will be located at the head of the cul-de-sac.

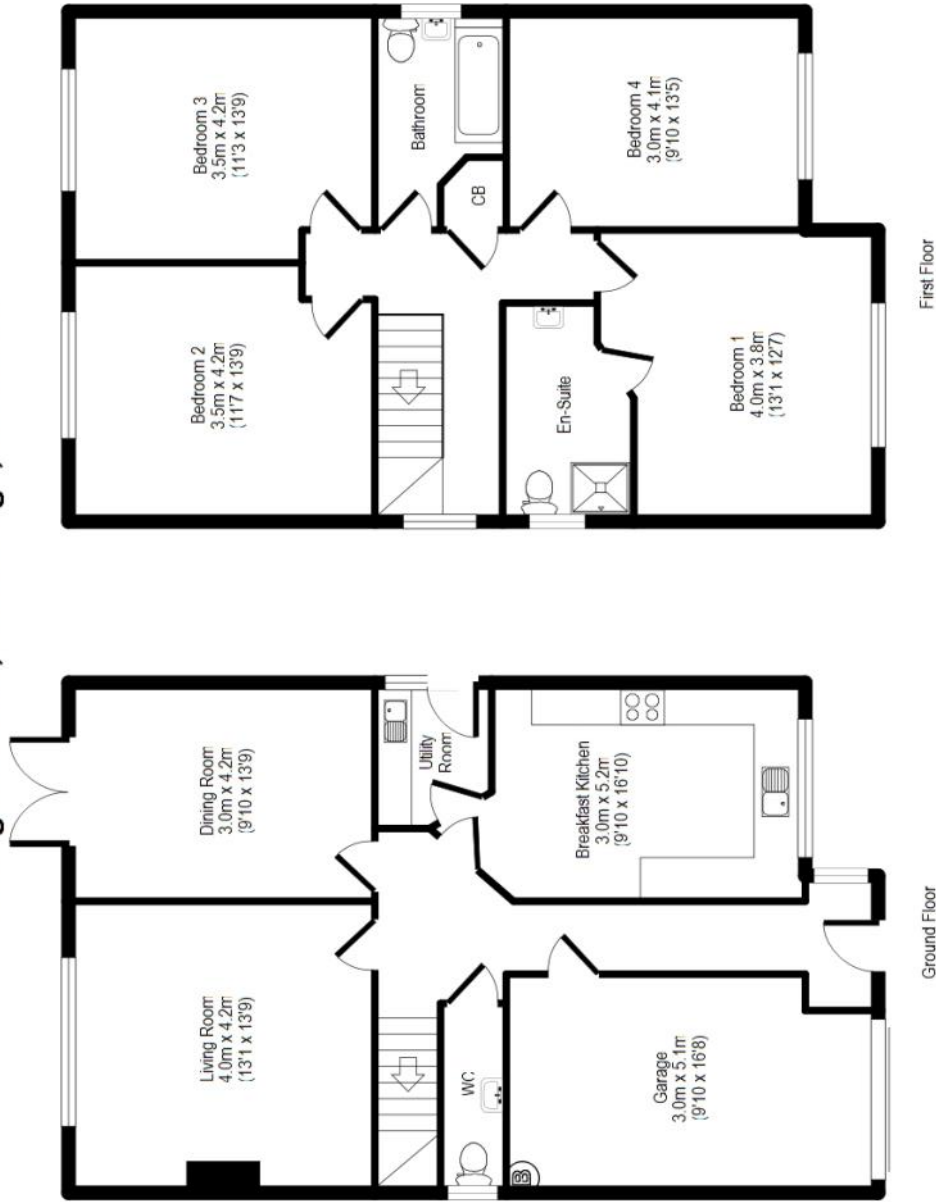
For sat nav users the postcode is: WF15 8HP

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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