

MARSH & MARSH PROPERTIES

12 Woodlands Avenue, Halifax, HX3 6HJ

£227,500



If you are looking for that special something, then look no further, as this is a rare opportunity. Situated on the quiet Woodlands Avenue, sat above Bankfield Manor and Museum, is this beautifully presented and well looked after, three-bedroomed, end-terrace, property. Having been expertly extended to offer a large amount of internal space that is in keeping with the stonework of the property. The house benefits from a large and spacious garden comprising of a generous patio seating area with a south-west facing orientation (ideal for sun worshipers) and a large lawned space, perfect for children and pets, all in an enclosed and private setting. To the rear of the property is a private driveway offering space for two cars, with additional spaces provided by the detached double garage to the side of the driveway.

Internally the property is well presented throughout and has been well looked after to create the ideal family home. The ground floor has been created with a natural flow throughout and open plan spaces to create the perfect communal areas. The property is in good condition creating the opportunity for someone to move in with little work required. With its well-appointed kitchen, spacious family dining room, living room (with an open plan aspect leading directly into the sitting room), three large bedrooms, a large family bathroom, first floor WC and a part boarded loft that offers a fantastic amount of storage space.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

The property is located just a 10 minute walk from Halifax town centre, providing access to its shops and services. The train station is just a 10 minute drive from Woodlands View, with its excellent services to all local towns and cities, including access to the Grand Central train service to London. There are outstanding primary and secondary schools, both within a short commute of the property. The M62 is a short 15 minute drive away, providing access to all major cities including Bradford, Leeds and Manchester.

Owing to the fantastic features on offer with this property, including the large south-west facing garden, ample private parking and spacious internals, an appointment to view is essential in order to fully appreciate this charming home.

From the side of the property a cottage style uPVC double glazed door opens into the

KITCHEN



This well laid out kitchen is a welcome reception into the property and is presented with a well thought out layout and finish to create a highly functional space. The room receives ample natural light from its uPVC double glazed window

to the rear elevation and is lit via omni-directional ceiling spotlights and under cupboard lights. With an integrated gas hob, stainless steel extractor hood, integrated dual oven, integrated microwave, fitted dishwasher, laminated work surfaces to three walls, splashback tiling, tiled floor, fitted fridge, fitted freezer and a 1 ½ stainless steel sink with stainless steel mixer taps.



From the kitchen an open doorway leads into the

DINING ROOM



The dining room creates the ideal space for family meals or to entertain, offering ample room for a family dining table. The room features an under stairs cupboard offering ample additional storage

space. With a wood laminate floor, central light fitting, double radiator and a uPVC double glazed window to the rear elevation.

From the dining room a wooden door opens into the

UTILITY

The utility cupboard offers space for a washing machine and dryer with the respective plumbing for the appliances. The room is an ideal addition for a busy household creating a tucked away work space.

From the dining room a wooden door opens into the

LIVING ROOM



A warm and welcoming living room that is bathed in natural light owing to the uPVC double glazed window overlooking the large gardens. A gas fireplace, on a granite hearth and with wooden mantelpiece, creates a charming central feature for the whole room. The living room offers plenty of space for a three piece suite. With a carpeted floor, central light fitting, single radiator, cornice to ceiling, wall mounted light fitting and a television access point.



Leading off from the living room is an open plan entrance into the sitting room.

SITTING ROOM (OPEN PLAN TO LIVING ROOM)



This large and open sitting room creates a useful second reception room for the property which is bathed in natural light from the large sliding uPVC double glazed doors overlooking the private gardens to the front. The sitting room can also be accessed via a wooden door into the kitchen creating a flow throughout the whole of the ground floor. With a wood laminate floor, central light fitting, cornice to ceiling and double radiator.

From the living room a wooden door opens onto carpeted stairs that lead up to the

LANDING

A light, bright and long landing with a carpeted floor, loft access hatch, central light fitting, uPVC double glazed window to the far end and double radiator.

From the landing wooden doors open into

BEDROOM 1



A large and spacious master bedroom that offers more than ample space for a king sized bed along with additional bedroom furniture. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window overlooking the gardens.



BEDROOM 2



Another large bedroom, again offering space for a king sized bed along with additional bedroom furniture. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window overlooking the gardens.

BEDROOM 3

A spacious third bedroom, currently utilised as an office, which offers space for a double bed. With a carpeted floor, central light fitting and a uPVC double glazed window to the front elevation.



the two central light fittings and the two frosted uPVC double glazed windows to the front elevation. With a large panel bath, rainfall style shower cubicle, pedestal washbasin, low flush toilet, tiled walls, Karndean flooring and a double radiator. The house bathroom is the perfect place to relax.

From the landing a pull down ladder provides access to the

LOFT STORAGE

A half boarded loft offers ample storage space with full insulation throughout. The storage space could be extended into the other half of the loft should the new owners desire.

BATHROOM



A truly fantastic addition to the property is this large house bathroom. A well-lit room owing to

GARDENS



To the front of the property are the south-west facing gardens offering a real sun trap and the ideal place to sit out and relax or have a barbeque. Owing to the enclosed nature of the garden, due to the surrounding hedges and walls, it creates an ideal place for children and pets to play in a secure environment. To the edge of the property is a large patio, perfect for patio furniture and with multiple decked areas and a greenhouse to one side.



the side of the property is a patio garden leading around to the rear of the property with a staircase leading up to the double garage to the rear.



From the edge of the patio is a large lawned area, adorned with shrubs and trees to create the ideal place to sit back and relax. A truly idyllic garden that is enhanced by its south-west orientation. To



PARKING



At the rear of the property is a concrete driveway offering space for two cars to park.

To the side of the driveway is a large detached garage offering an additional secure parking space or ample additional storage. The garage features a workbench and is 20' x 18'.

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.

Planning dependant there is a possibility of adding a multi-generation living annex in the garden owing to the size of the land on offer. Purchasers are required to carry out their own investigation into this possibility.

TO VIEW

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

DIRECTIONS

From Halifax town centre head towards Akroyd Park on Haley Hill (A647) and after 0.4 miles turn right onto Woodlands Road just before the Flying Dutchman Inn and after 130m turn right again onto Woodlands Avenue. The property will be located on the right hand side. The Marsh & Marsh Properties "For Sale" sign will be located on the Range Street side of the house for identification.

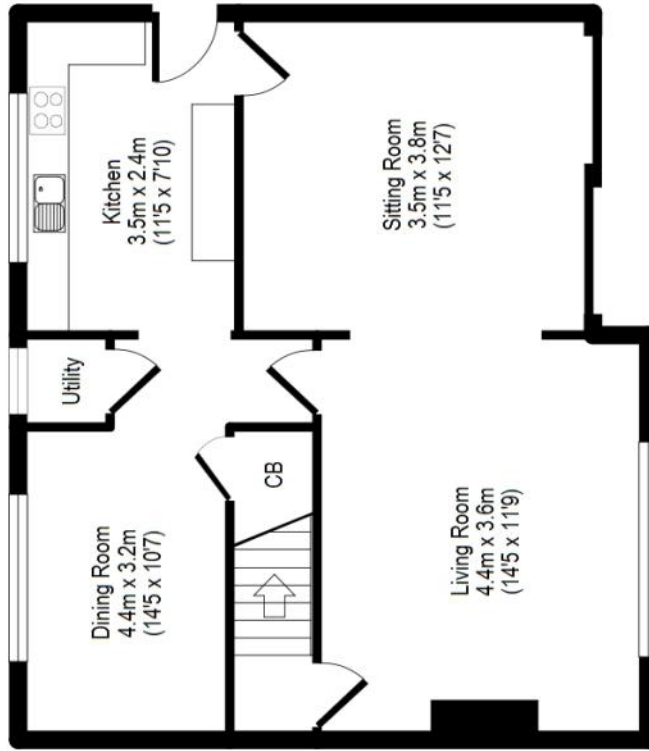
For sat nav users the postcode is: HX3 6HJ

MORTGAGE ADVICE

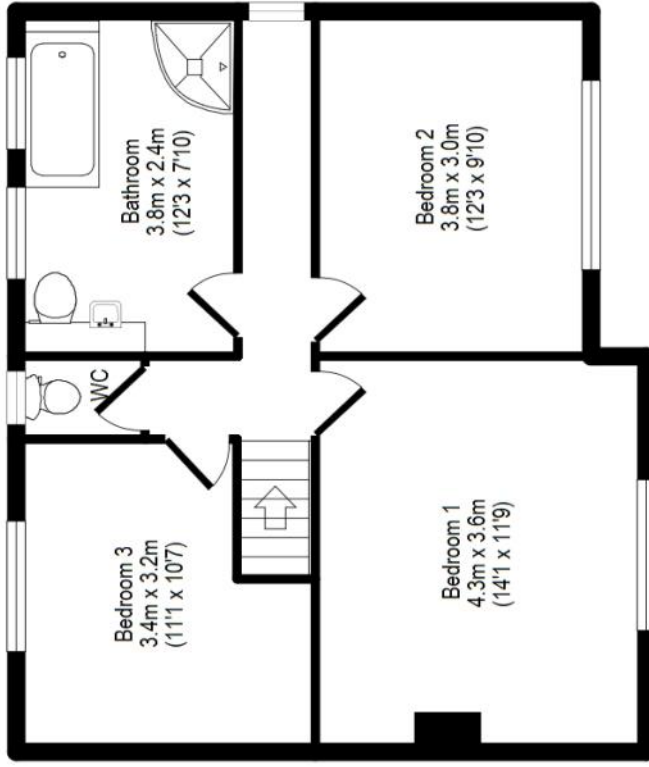
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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 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.

12 Woodlands Avenue, Halifax, HX3 6HJ



Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 105 sq. m / 1128 sq. ft

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