

MARSH & MARSH PROPERTIES

20 Willowfield Road, Halifax, HX2 7JN

£199,950



If you are looking for a beautifully presented home, situated in a quiet and peaceful residential location, ideal for a family or professional person, then this will be the house for you. The property is the residence of the author Maurice Proctor who had written books from this very location. The property is set back in a lofty position from the roadside increasing privacy and is well presented, owing to the shrub and patio front garden, creating an ideal place to sit and enjoy the views of the valley. To the rear of the property is a charming multi-tier garden creating an ideal place to sit out and have a barbeque, with numerous lawns and flowerbeds. There is ample on street parking to the front of the property.

Internally the property is beautifully presented, with a clean and neutral décor, in a light and bright atmosphere creating the perfect place to create a home. If you are looking for something that is ready to move in with little work required then this will be of special interest to you. With a warm and welcoming living room, spacious dining kitchen, three bedrooms (two with space for a double bed and the third being used as a dressing room), shower room and a boarded loft storage space. Just step inside and you will immediately be impressed with everything that is on offer.

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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. 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.

Owing to the whole host of fantastic features on offer with this property an internal inspection is essential in order to fully appreciate this smart and desirable family home.

From the front a uPVC double glazed door opens into the

HALLWAY

A welcoming reception into the property with its wood laminate flooring, single radiator, central light fitting and wall mounted coat hooks.

From the hallway a wooden door opens into the

LIVING ROOM



A light, bright and spacious living room, offering ample space for a suite along with additional furniture. The uPVC double glazed window, to the front elevation, bathes the room in natural light on its south facing orientation. The central gas fire, with granite hearth and wooden mantelpiece, creates a charming central feature. With a wood laminate flooring, central light fitting, single radiator and television access point.

From the living room a wooden door opens into the

DINING KITCHEN



A spacious dining kitchen that offers plenty of space to one side of the room for a family dining table. An under stairs cupboard provides a generous amount of pantry storage space, which also houses the boiler, and plumbing for a washing machine. The kitchen has laminated work surfaces to three walls providing ample work space, all with over or under counter cupboards and drawers. The kitchen provides access to the rear elevation via a uPVC double glazed door and also features two uPVC double glazed windows looking onto the rear garden. With an integrated hob, integrated oven, stainless steel extractor hood, single radiator, space for a dryer, space for a

fridge and freezer, plumbing for a dishwasher, ceiling inset spotlights and an inset stainless-steel sink with stainless-steel mixer tap.



furniture. A uPVC double glazed window, to the front elevation, provides charming valley views to the south. With a wood laminate floor, central light fitting and a double radiator.



From the hallway carpeted stairs lead up to the

LANDING

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

From the landing wooden doors open into

BEDROOM 1

A generous master bedroom that provides ample space for a double bed with additional bedroom

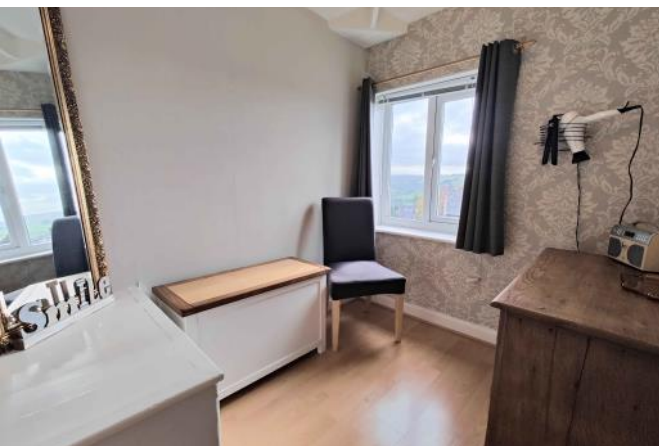
BEDROOM 2





Another good sized double bedroom, overlooking the rear garden from its uPVC double glazed window. With a wood laminate floor, central light fitting and single radiator.

BEDROOM 3



A good sized third bedroom, currently used as a dressing room but ideal for a work from home office, guest room or child's bedroom. With a wood laminate floor, central light fitting, uPVC double glazed window to the front elevation and single radiator.

BATHROOM

A beautifully presented house shower room that has been well laid out making excellent use of the

space on offer. With a large walk-in rainfall shower, washbasin, close coupled toilet, tiled flooring, tiled walls, frosted uPVC double glazed window to the rear elevation, ceiling inset spotlights and stainless-steel towel radiator.



GARDENS



To the front of the property is a well maintained patio seating area with adjoining shrub garden leading down to the pavement that not only enhances kerb appeal but increases the property's privacy. The front garden creates the ideal place to sit out and enjoy the views.

To the side of the property is a pebbled and flagged pathway leading to the rear garden, with

ample space for rotary washing lines and has bordering stone wall and hedge.



To the rear of the property is a well-maintained

multi-tier lawned and patio garden creating a charming backdrop to the house. The garden has numerous shrub areas as well creating a lush and green surrounding. To the top of the garden is a patio area, that currently houses a garden shed; an ideal place to sit out and relax.

PARKING

To the front of the property there is ample on street parking.

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 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 80m. The property will be located on your right hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

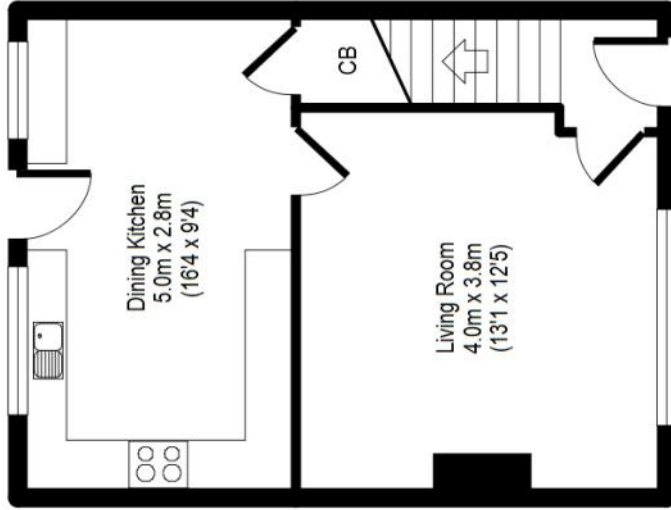
For sat nav users the postcode is: HX2 7JN

MORTGAGE ADVICE

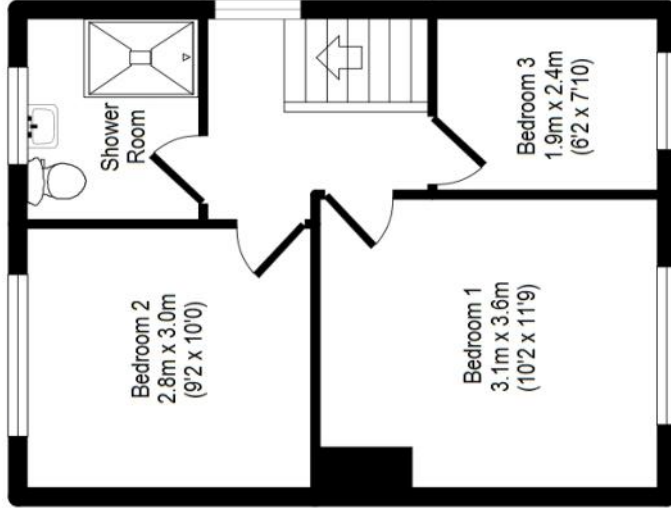
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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.

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Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 67 sq. m / 715 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.

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