

MARSH & MARSH PROPERTIES

100 Granny Hall Lane, Brighouse, HD6 2JJ

£475,000



If you are looking for that special something then this will certainly be of interest to you. Situated down a private drive, in a highly sought after location on Granny Hall Lane in Brighouse, is this five bedroomed detached property. The ideal family home for anyone looking for an abundance of internal space with a modern finish. The property has plenty on offer and features an attractive frontage that does not show how spacious the property is, being a real TARDIS. To the end of the private drive is a large brick paved forecourt with ample parking for 5+ cars, with an additional secure parking space provided by the attached single garage. To the rear of the property is a well maintained and low-maintenance patio garden, creating the ideal place to sit out and relax or have a barbeque. Owing to the long private drive this property has plenty of privacy and has a charming first impression from the moment you arrive.

Internally the property is beautifully presented and modern throughout and displays some charming beamed rooms creating a unique finish. Just step inside this warm and welcoming property and you will immediately feel at home and be impressed. With its large and spacious living room, adjoining sitting room that could also be the ideal dining room, large and well-appointed dining kitchen, utility room, ground floor bedroom with adjoining house bathroom, four additional bedrooms on the first floor and first floor shower room. Whether you are looking for a large family home, an executive house, or that special something, this property will certainly impress.

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Situated in Brighouse, with excellent local amenities, yet located in a peaceful location. The property benefits from being in the catchment area of good infant, primary and secondary schools, all within a short walking distance. This property also boasts excellent transport links, with quick and easy access to Brighouse town centre as well as its train station. The property is only a short drive from the M62 motorway, offering direct access to Leeds and Bradford, as well as cross Pennine connections to Manchester. There is also a park just 5 minutes' walk away.

Owing to the whole host of fantastic features on offer, including the private access, spacious internals and modern décor, an early appointment to view is essential in order to fully appreciate this welcoming home.

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

HALLWAY

A fantastic entrance hallway that creates the ideal first impression as soon as you step inside. With a double radiator, uPVC double glazed window, two central light fittings and under stairs storage alcove.

From the hallway a solid wooden door opens into the

LIVING ROOM



A large and spacious living room that offers more than enough space for a three piece suite along with additional furniture. A tiled hearth fireplace, with a wooden mantelpiece and an electric stove, creates a fantastic central feature for the whole room. The room is well illuminated via wall

mounted light fittings, in addition to ample natural light from the four double glazed windows to the front elevation. With a carpeted floor, double radiator and television access point.



From the living room an arched opening leads directly into the

SITTING ROOM

Currently utilised as a sitting room, but would also be an ideal dining room, this room features three double glazed windows to the front elevation, arched feature window to the side elevation, central chandelier style light fitting, carpeted floor, single radiator and television access point.



From the hallway a wooden door (or from the living room via a set of double wooden doors) opens into the

DINING KITCHEN



A beautifully presented and large dining kitchen that will appeal to any culinary enthusiast. The kitchen features a large central island that makes for the ideal breakfast bar, place for family meals or even can double as additional work space. The kitchen provides access to the rear elevation via a set of uPVC double glazed French doors. There are solid granite counters to three walls, all with over and under counter cupboards offering plenty of storage space. With an inset range style stove, stainless steel extractor hood, down lighting over the central island, ceiling inset spotlights, wall mounted light fittings, double glazed window to the rear elevation, integrated microwave, integrated dishwasher, large style tiled floor, granite splashbacks, single modern style radiator, space for a fridge/freezer and an inset stainless steel sink with stainless steel mixer tap.



From the dining kitchen a wooden door opens into the

UTILITY ROOM

An excellent addition to the property providing further work space; with a tiled floor, uPVC double glazed window to the side elevation, plumbing for a washing machine, space for a dryer, laminated work surface, central light fitting and extractor fan.

From the hallway a wooden door opens into

BEDROOM 5



A charming ground floor bedroom, offering ample space for a double bed along with additional bedroom furniture. The location of the room is perfect for an elderly family member or as a guest room. With a carpeted floor, single radiator, wall mounted light fittings and double glazed window to the rear elevation.

From either the hallway or bedroom 5 a wooden door opens into the

BATHROOM

A beautifully, and expertly, presented house

bathroom that is offered with a timeless style, in a neutral colour scheme. The bathroom has a large-tiled floor with complementing tiling to the walls. With its free-standing bowl shaped bath, close coupled toilet, pedestal washbasin, walk-in style glass panel rainfall shower, ceiling inset spotlights, frosted uPVC double glazed window to the rear elevation and extractor fan.



From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, central light fitting and loft access hatch.

From the landing solid wooden doors open into

BEDROOM 1



A large master bedroom that offers plenty of space for a king sized bed along with additional bedroom furniture. The room features an opening leading into a large open style wardrobe, offering plenty of additional storage space. With a carpeted floor, beamed ceiling, central light fitting, single radiator and Velux window.



BEDROOM 2



Another large bedroom, again offering space for a king sized bed. The room has a large set of fitted wardrobes providing a fantastic amount of storage potential. With a carpeted floor, beamed ceiling, central light fitting, single radiator and Velux window.

BEDROOM 3



A spacious third bedroom with room for a double bed and additional bedroom furniture. With a

carpeted floor, beamed ceiling, central light fitting, single radiator and Velux window.

BEDROOM 4

An ideal room for a work from home office, guest room or child's bedroom, currently used as an additional storage space. With a carpeted floor, beamed ceiling, central light fitting, single radiator and Velux window.

SHOWER ROOM



A beautifully presented shower room that makes excellent use of the space on offer to create a highly functional space. The room has a corner inset shower cubicle, with rainfall shower, pedestal washbasin, close coupled toilet, beamed ceiling, tiled floor, ceiling inset spotlights and a Velux window.

GARDENS

To the rear of the property is a generous patio garden space, creating a low maintenance garden, perfect for sitting out and relaxing or having a barbeque. To the rear corner is a decked seating area and the whole garden is fully enclosed to create a private space, perfect for children and pets to play in a secure environment.



PARKING

To the front of the property is a large forecourt, brick paved, and fully enclosed, offering ample parking for 5+ cars.



The house also benefits from an attached single garage offering an additional secure parking space, or ideal for additional storage or for use as a workshop. The garage can also be accessed to the side, from the gardens, via a uPVC door. With power outlets and a uPVC double glazed window to the side elevation.

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 Brighthouse town centre head towards Hipperholme on Halifax Road (A644) for 0.6 miles. At the turning by the "One Stop Shop" turn right onto Granny Hall Lane. After 0.2 miles look out for the Marsh & Marsh Properties "For Sale" sign on your right hand side identifying the private driveway. The property is located at the end of the private drive.

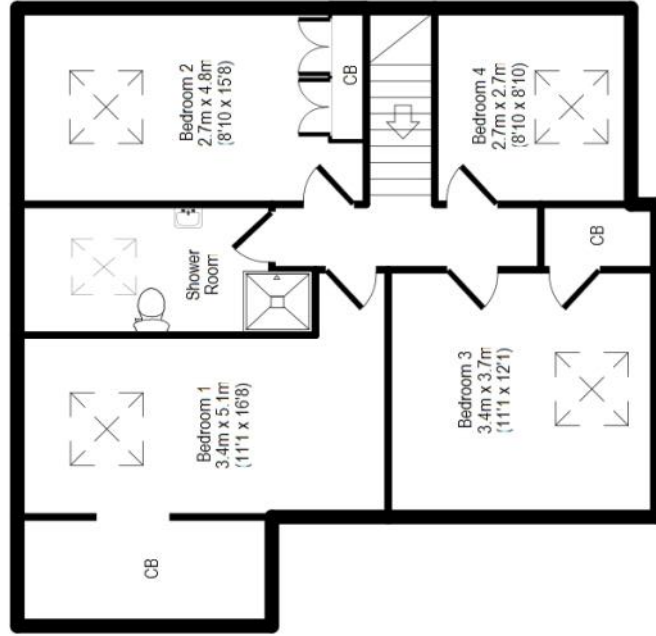
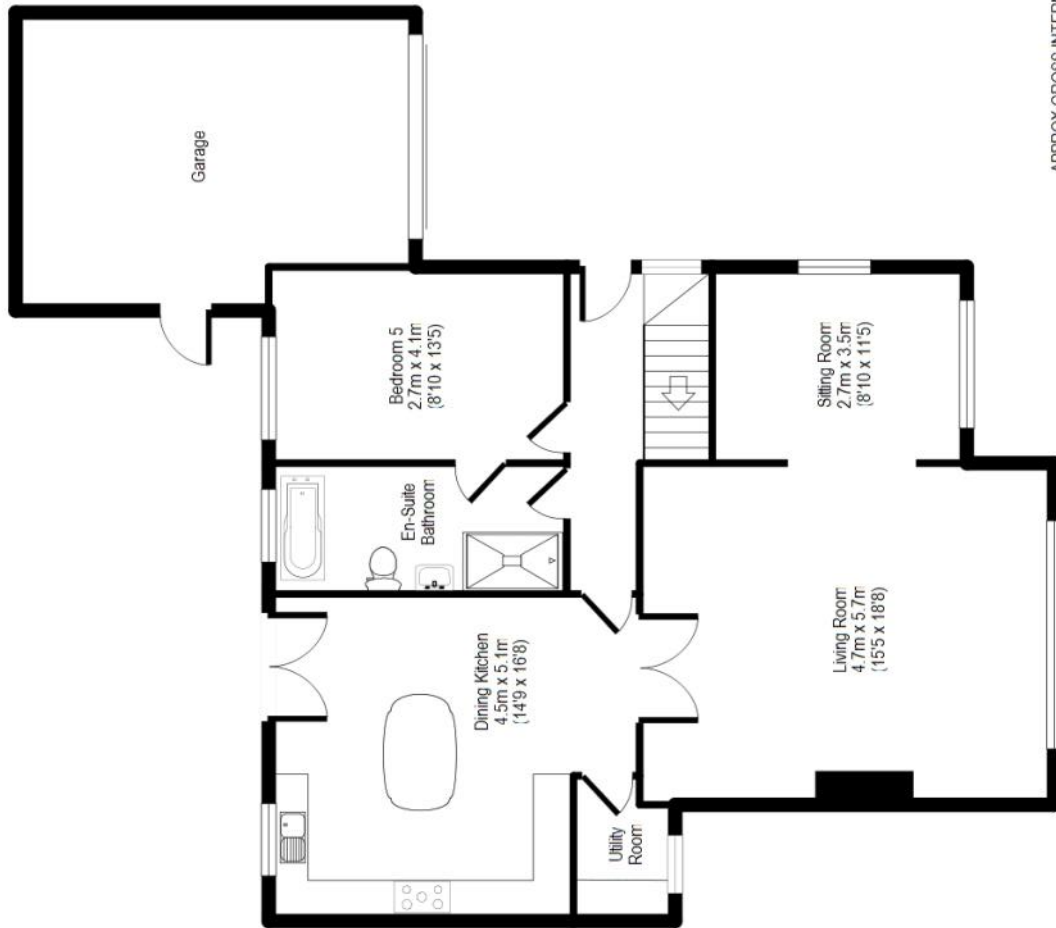
For sat nav users the postcode is: HD6 2JJ

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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APPROX GROSS INTERNAL FLOOR AREA: 173 sq. m / 1859 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.

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