

MARSH & MARSH PROPERTIES

52 Roper Lane, Queensbury, BD13 2DQ

£250,000



****ATTENTION TO ALL YOUNG/GROWING FAMILIES OR FIRST TIME BUYERS**** This deceptively spacious **THREE DOUBLE BEDROOM** semi-detached property simply demands an internal inspection to fully appreciate this property, both internally and the stunning far reaching views on show. The property itself is presented to a high standard throughout with a modern kitchen and a stylish bathroom. In brief comprises of; Entrance porch, entrance hall, lounge, dining room, dining kitchen and a conservatory all to the ground floor. Two double bedrooms and a large four piece bathroom are to the first floor and a third double bedroom is to the converted attic. Externally there is an open lawn to the front with amazing far reaching views, a driveway leads to the rear of the house and there is an enclosed rear garden with a garage along with a shed that has been converted into a bar just off a spacious decking area.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

PORCH

A useful brick built porch with a UPVC window and a UPVC entrance door.

ENTRANCE HALL

Accessed via the porch with a laminate floor and a radiator.

LIVING ROOM 3.8 x 4.5m (12'3 x 14'9)



Set within the chimney breast is a multi-fuel stove with an oak mantel above which is pleasing on the eye but is completely out done by the absolutely stunning far reaching views across Halifax and beyond. The room is finished with tasteful décor and a radiator. There is an open archway that leads through to the dining room.

DINING ROOM 2.6 x 3.2m (8'6 x 10'5)



Made to feel open plan with the open archway to the lounge and open walls to the dining kitchen, this dining room comfortably houses a dining table but also makes this level a great space for those who like to entertain.

DINING KITCHEN 4.4 x 5.6m (14'5 x 18'2)



A wide range of modern wall and base units provide an abundance of storage space and incorporate a stainless steel sink with a chrome mixer tap. Integrated appliances include a dishwasher, fridge, and a freezer along with a built-in Bosch electric oven, a matching Bosch microwave oven, Bosch gas hob and a Bosch

stainless steel cooker hood. There is also a space with plumbing for a washing machine. Completing this room is an under the stair storage cupboard, laminate flooring, ceiling spotlights, two radiators, dual aspect UPVC windows and a UPVC door to the conservatory.



CONSERVATORY 3.5 x 3.6m (11'3 x 11'9)



Of UPVC construction, this is a great addition to the property, especially for those younger families. Laminate flooring, radiator, and a fan light.

LANDING

The staircase leads up from the entrance hall and a second staircase takes you up to the converted

attic bedroom. There is a UPVC window and two storage cupboards, one of which houses the combination boiler.



BEDROOM ONE 4.6 x 3.6m (15'1 x 11'9)



A double room with fitted wardrobes and shelving, radiator and a UPVC window boasting the stunning views.

BEDROOM TWO 2.7 x 5.3m (8'10 x 17'4)



A double room with a radiator and a UPVC window.

BATHROOM



This is a spacious and stylish four piece suite that comprises of a large double ended bathtub with a chrome mixer tap and a shower head, a walk-in glass shower cubicle, floating hand wash basin and a low flush toilet. Completing the room to a high standard are the tasteful wall and floor tiles, a designer radiator plus a designer towel radiator,

extractor fan and a UPVC window.



BEDROOM THREE 4.6 x 3.7m (15'1 x 12'1)



A third double room with ample under the eave

storage, built-in wardrobes, single radiator and two Velux windows that benefit from the views.

EXTERNAL



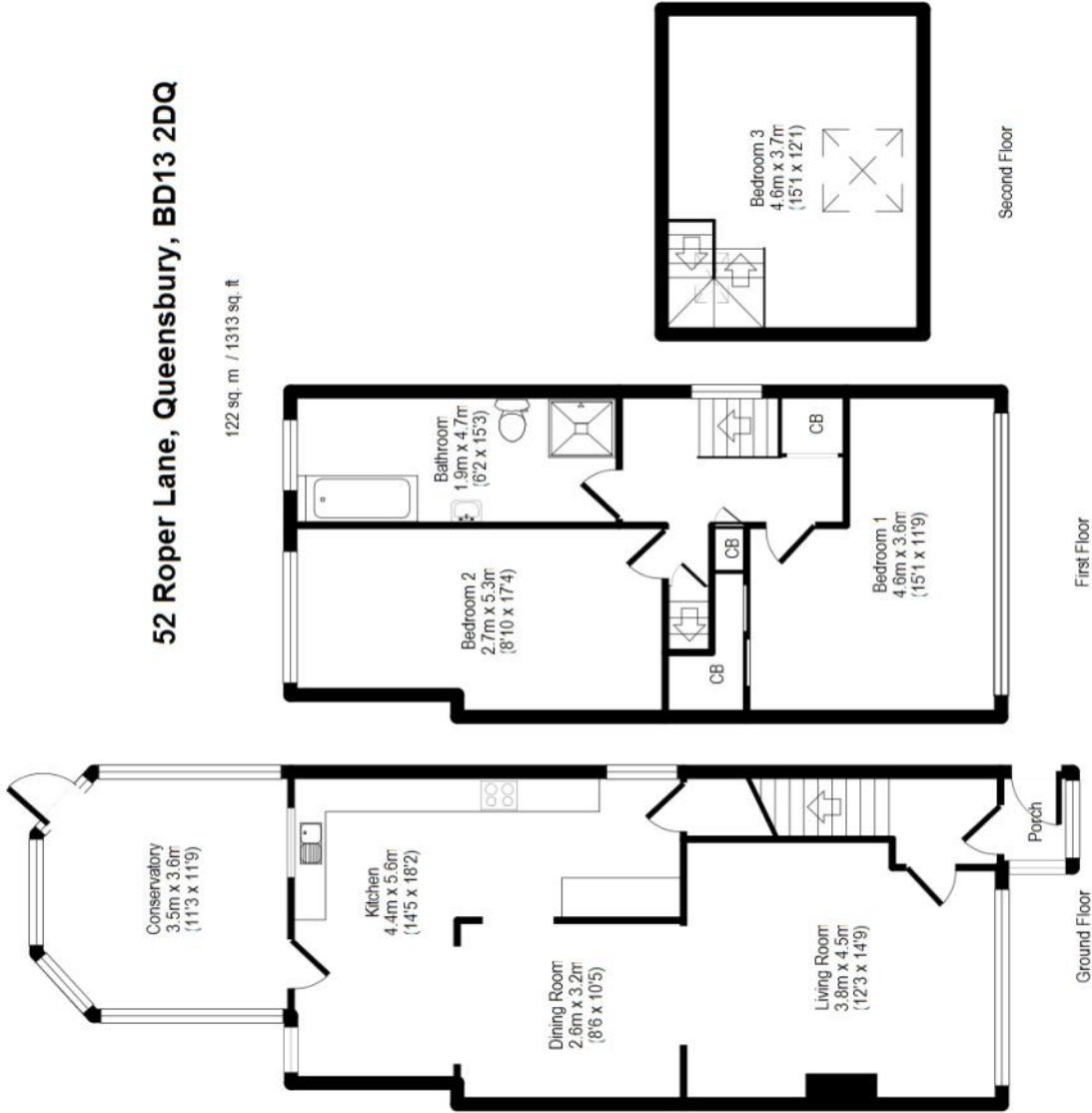
To the front of the property is an open lawn with the views on display along with a driveway that leads up the side of the house to provide ample parking spaces. At the rear there is an enclosed lawn and decking garden with a storage garage that has power and light. To the back of the garage, just off the decking area is a garden shed that has been converted to a bar with power sockets.



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.

52 Roper Lane, Queensbury, BD13 2DQ

122 sq. m / 1313 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