

MARSH & MARSH PROPERTIES

23 Shibden Hall Croft, Shibden, Halifax, HX3 9XF

£545,000



This immaculately presented, four bedroomed, detached, property is situated on one of the most well regarded cul-de-sacs in the Shibden valley. The property is offered with the added advantage of NO CHAIN. Upon approach, the property features a well-manicured lawned garden to the front elevation, bordering the front driveway, which offers space for four cars and with a double garage to the rear of the drive. To the rear of the property is a patio and decked garden that is elevated to create the perfect vantage point to enjoy the stunning surrounding views. This quiet location is ideal for any growing family looking for that special something.

Internally the property is immaculately presented throughout with neutral and complementing colour schemes and a high quality finish, creating the opportunity for a prospective buyer to move in with no work required. With its large light and bright entrance hallway, spacious living room, beautifully presented dining kitchen (featuring a free-standing wood burning stove), four double bedrooms (one with a walk-in wardrobe and en-suite) and house shower room. There is also additional storage space with a partly boarded loft. The house has a well laid out plan that is all on one level creating an efficient, and easy to access, home environment.

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The property also benefits from being well connected to the surrounding areas, being only 5 minutes from Halifax town centre and 5 minutes from Hipperholme village centre. The property benefits from excellent local bus routes, excellent train connections via Halifax town centre, with access to the Grand Central train service, in addition to being only 15 minutes away from the M62 motorway offering quick links to the major cities of Manchester, Leeds and Bradford. This property is within the catchment areas of outstanding primary and good secondary schools, with outstanding secondary schools within a short commute.

Owing to the numerous outstanding features on offer with this property, including its immaculate internal condition, highly sought after residential location and spacious internals, all with the added advantage of NO CHAIN, an immediate appointment to view is essential.

From the front of the property a uPVC double glazed door opens into the

ENTRANCE HALLWAY



If you want a property that impresses from the

moment you step inside then this entrance hall certainly creates that first impression. It has a light and bright nature with dual aspect windows to the front and side elevations and a Velux window in addition to the two central light fittings and wall mounted lights. With a high quality wood laminate flooring and a double radiator.

From the entrance hallway dual wooden doors open into the

HALLWAY

A spacious hallway that provides access throughout the property and benefits from two storage cupboards. With a carpeted floor, double radiator, two central light fitting and loft access hatch.

From the hallway wooden doors open into the

LIVING ROOM



This spacious and open living room is bathed in natural light owing to the two uPVC double glazed windows, to the front elevation, affording an ideal vantage point of the valley views. The living room offers ample space for a three piece suite along with additional furniture. A set of double doors opens into the dining kitchen creating an open

plan feel to the communal areas that can be closed off depending on requirements. With a carpeted floor, two central light fittings and two double radiators.



DINING KITCHEN



The crown jewel of the property is this gorgeously presented dining kitchen. A fantastic central hub for the property and an ideal place for entertaining, family meals or a delight for any culinary enthusiast. The room features a stylish free-standing wood burning stove to one end that not only creates a charming feature but provides ample heat for the whole room. To the centre is a fitted breakfast bar that is integrated into the counters. A set of uPVC double glazed French

doors provide access to the gardens to the rear elevation. The kitchen's work surfaces are high quality solid counter tops. With an integrated hob, modern style extractor hood, integrated dual oven, integrated microwave, integrated dishwasher, fitted wine cooler, space for a large American style smart fridge/freezer, inset 1 ½ sink with mixer tap and boiling water tap, single radiator, ceiling inset spotlights, high quality tiled flooring and uPVC double glazed windows to the rear elevation.



BEDROOM 1



A large and spacious master bedroom offering ample room for a king sized bed along with additional bedroom furniture. The master

bedroom benefits from a large walk-in wardrobe with independent lighting and uPVC double glazed window to the far end that provides a fantastic amount of storage space and can double as a dressing room. With a carpeted floor, ceiling inset spotlights, uPVC double glazed window to the rear elevation and single radiator.



From bedroom 1 a wooden door opens into its

EN-SUITE



A beautifully presented and well laid out en-suite bathroom. With its panel bath, over bath shower wand, tiled splashbacks, vinyl tile flooring, vanity inset washbasin, frosted uPVC double glazed windows to the side elevation, ceiling inset

spotlights, close coupled toilet and stainless steel towel radiator.



From the hallway wooden doors open into

BEDROOM 2



A rather grand second bedroom that also provides space for a king sized bed along with additional bedroom furniture. To one end of the room is a set of mirrored sliding doors offering storage space in a fitted wardrobe. The wardrobe also hides a door into the house bathroom for a “Jack-n-Jill” style access. With a uPVC double glazed window to the front elevation, central light fitting, double radiator and carpeted floor.

BEDROOM 3



A spacious third bedroom that would provide ample space for a double bed along with additional bedroom furniture. With a uPVC double glazed window to the front elevation, central light fitting, double radiator and carpeted floor.

From the living room a wooden door opens into

BEDROOM 4



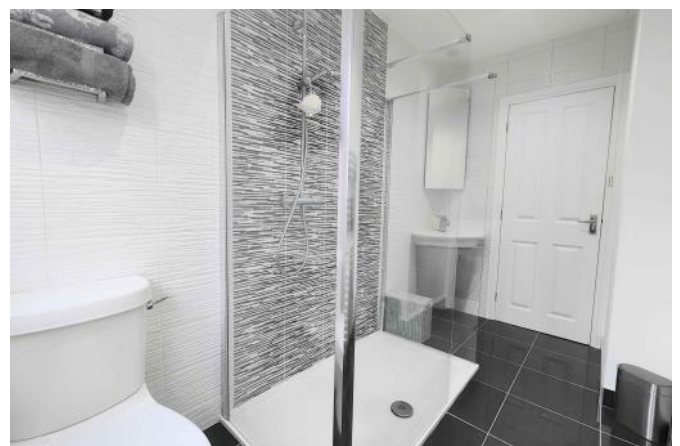
The fourth bedroom currently has been converted into a luxury work from home office space. With a fitted desk, filing cabinets and cupboards for additional storage with a security access five lever lock and easy access to the internet lines; this

room is the perfect “command centre” for anyone looking for a dedicated work space. With a wood laminate floor, single radiator, uPVC double glazed window to the rear elevation and central light fitting. The room could easily be converted back to a bedroom should the new owners wish for additional bedroom space.



From the hallway, or bedroom 2’s wardrobe, a wooden door opens into the

SHOWER ROOM



A well laid out house shower room that makes excellent use of the space on offer to create a highly functional room. With a walk-in style rainfall shower, close coupled toilet, corner inset

washbasin, tiled floor, tiled walls, ceiling inset spotlights, frosted uPVC double glazed windows to the side elevation and extractor fan.

From the entrance hallway a set of wooden spiral stairs lead down to a small ante-room, ideal for additional storage space or for storing coats and shoes when accessing the property from the garage. From the ante-room a wooden door opens into the

GARAGE



This double garage offers additional secure parking spaces for two cars or could be used as a fantastic workshop or storage space. With a concrete floor, numerous electric points, central light fitting, motion directional lighting, workbench and features a roller shutter onto the front driveway.

GARDENS



To the front of the property are the sweeping lawned gardens that lead down to the kerbside, which not only enhance the kerb appeal but also create a charming border to the drive and front access steps. The lawned gardens are well maintained and feature shrub and cherry tree adornments. A charming and well received

reception to the property.



To the rear are the beautifully presented and low-maintenance gardens offering the ideal place for a

barbeque or to sit back and relax in an evening. To the edge of the property is a patio garden area, with rockery backdrop (using Shibden stone) to create a seating area. From the patio, wooden stairs lead up to a tiered decking area, to the rear elevation, that offers further seating and an ideal place to take advantage of the valley views beyond the property.

PARKING

To the front of the property a driveway offers private parking for up to four cars.

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.

The house also features a set of solar panels with integrated battery storage meaning that for most of the year the property has the potential to be "off grid" depending on electricity use. A set of electric car chargers to the driveway mean you can charge your car either through the solar panels or from the battery storage.

TO VIEW

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

DIRECTIONS

From Hipperholme traffic lights, travel west towards Halifax on the A58 Leeds Road. After approximately 0.1 miles turn left (just before the pet shop "Paw Prints") onto Tanhouse Hill and continue straight for 0.7 miles (as the road changes to Halifax Old Road and Shibden Hall Road). Turn left onto Shibden Hall Croft as soon as you become parallel to the sign and then turn immediately right to stay on Shibden Hall Croft. Follow the road around to the left and the property will be on your right hand side, identified by the number on the front.

For sat nav users the postcode is: HX3 9XF

MORTGAGE ADVICE

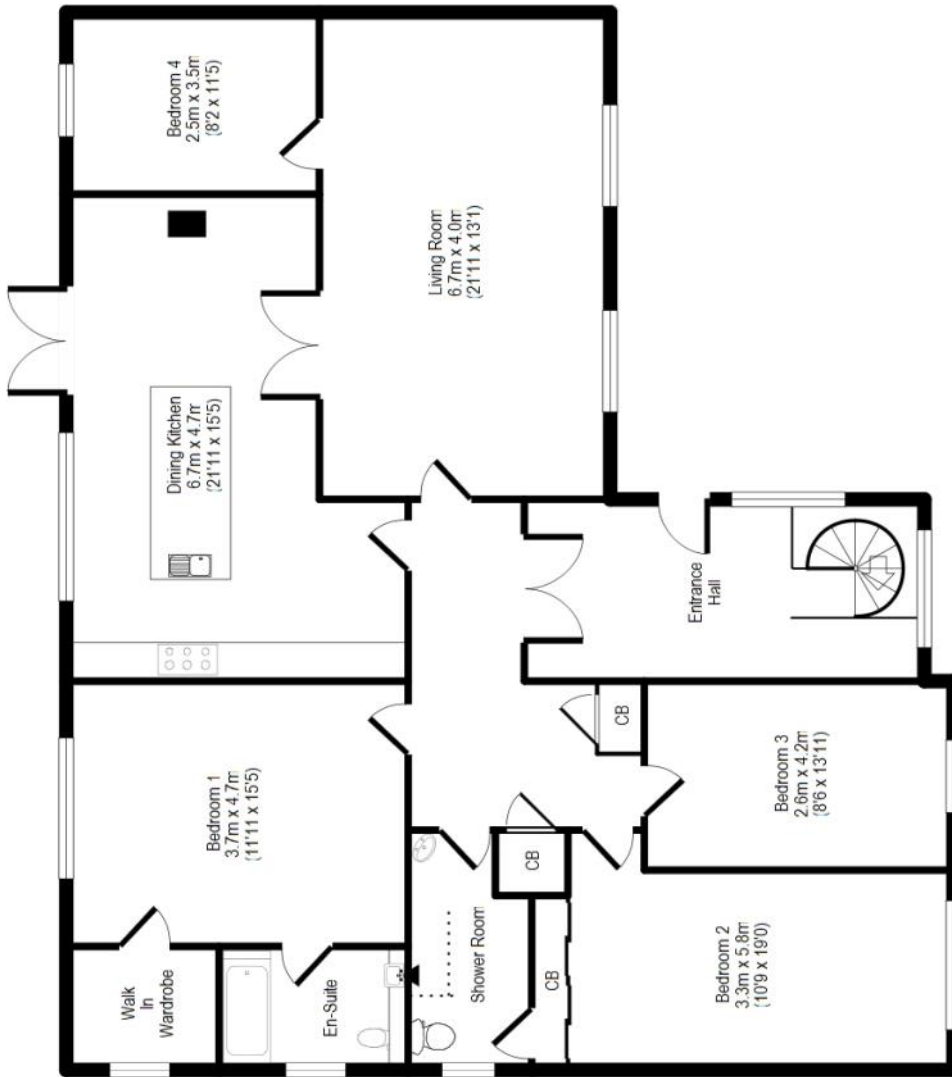
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a

call on 01422 648 400.

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Halifax, HX3 9XF**

APPROX GROSS INTERNAL FLOOR AREA: 178 sq. m / 1919 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

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