

MARSH & MARSH PROPERTIES

14 Field Head Way, Illingworth, Halifax, HX2 9LX

£225,000



If you are looking for the ideal family home, then this will be the house for you. Situated on a quiet residential street, on the outskirts of Illingworth, on the doorstep of the valleys and views beyond, is this charming, three bedroomed, detached, property. From the moment you arrive you will be impressed with the location and presentation, with so much on offer this will be the house for you. The property benefits from a charming shrub garden to the front elevation that creates a well-presented kerb appeal. To the rear is a large and spacious lawned garden, fully enclosed and with a south-west facing orientation creating a real sun trap. The property also benefits from a flagged patio driveway for one car, to the front elevation, with an additional secure parking space provided by the attached garage.

Internally the property is well laid out and has a surprising amount of space on offer with a neutral and modern décor. Just step inside and you will immediately be impressed with this modern and stylish property. With its large and open-plan style living room that leads into the dining room, well-appointed kitchen, three good sized bedrooms (three with fitted wardrobes) and house bathroom. If you are looking for that special something, look no further, this will certainly be the property for you.

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

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The property benefits from being within the catchment area, and walking distance, of good primary and outstanding secondary schools. Halifax town centre is only a short commute (10 minutes' drive) providing access to its excellent shops, services and train station with regular rail services to the surrounding area in addition to the Grand Central train service. The M62 motorway is 20 minutes' drive away providing access to the major cities of Leeds, Bradford and Manchester.

Owing to the numerous fantastic features on offer with this property, its well-presented internals, south-west facing garden and well-connected nature, an appointment to view is essential.

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

PORCH

An ideal addition to the property providing a barrier from the external to the internal. The porch also features a storage cupboard that used to be a ground floor WC but offers ample additional storage space. With a single radiator, wood laminate floor and central light fitting.

From the porch a wooden door opens into the

LIVING ROOM



An impressive, modern and stylish living room that creates the ideal family communal space. A light and bright room owing to the large uPVC double glazed window to the front elevation in addition to the numerous ceiling inset spotlights. The room has a feature wall to one side that creates the perfect place for a media centre. With a wood laminate floor, single radiator, under floor heating and television access point.



To the rear of the living room an arched opening leads into the

DINING ROOM



A charming dining room that carries on the décor from the living room and offers plenty of space for a large family dining table. The room provides access to the rear garden via a uPVC double glazed sliding door that provides plenty of natural light. With a wood laminate floor, ceiling inset spotlights, under floor heating and single radiator.



From the living room a wooden door opens into the

KITCHEN



A beautifully presented kitchen that makes excellent use of the space with its “U” shaped set of laminated work surfaces to three sides, all with over and under counter cupboards and drawers.

The kitchen offers access, to the side elevation, to the rear garden via a uPVC double glazed door. With a cooker unit, stainless steel extractor hood, splashback tiling, tiled floor, uPVC double glazed window to the rear elevation, space for a dishwasher, ceiling inset spotlights, space for a fridge/freezer and a 1 ½ stainless steel sink with a stainless-steel mixer tap.



From the living room a series of carpeted stairs lead up to the

LANDING

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

From the landing wooden doors open into

BEDROOM 1



A spacious master bedroom that offers ample space for a double bed with additional bedroom furniture. A wall length set of cupboards offers ample additional storage space. With a carpeted floor, single radiator, central light fitting and uPVC double glazed window to the front elevation.



BEDROOM 2



BATHROOM



Another spacious bedroom, again offering space for a double bed along with additional bedroom furniture. This room also offers a wall length set of cupboards. With a wood laminate floor, single radiator, central light fitting and uPVC double glazed window to the rear elevation.

BEDROOM 3

An ideal room for a guest room, child's bedroom or work from home office space. With a wood laminate floor, single radiator, fitted wardrobe, central light fitting and uPVC double glazed window to the front elevation.



A well-presented and laid out bathroom, presented with a neutral décor. With a panel

bath, over bath electric shower, close coupled toilet, counter inset washbasin, frosted uPVC double glazed window to the rear elevation, tiled floor, tiled walls, central light fitting, under floor heating and single radiator.

GARDENS



To the front of the property is a fully enclosed slate, pebble and shrub garden that enhances the kerb appeal of the property whilst also increasing the privacy of the property.



To the rear are the fully enclosed lawned gardens that create an ideal place to sit back and relax. The south-west orientation makes this garden a

real sun trap. To the rear corner of the garden is a storage shed and there is a flowerbed trim running around the garden.



PARKING & GARAGE

To the front of the property is a flagged driveway offering parking space for a car.

To the rear of the drive is an attached single garage offering an additional secure parking space. The garage has a roller shutter front door, central light fittings, power outlets and a wooden door to the rear 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 Halifax town centre head towards Illingworth Moor on Ovenden Road (A629) for three miles and then turn left onto Field Head Lane. Continue for 0.2 miles and then turn left onto Field Head Way. The property will be 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 9LX

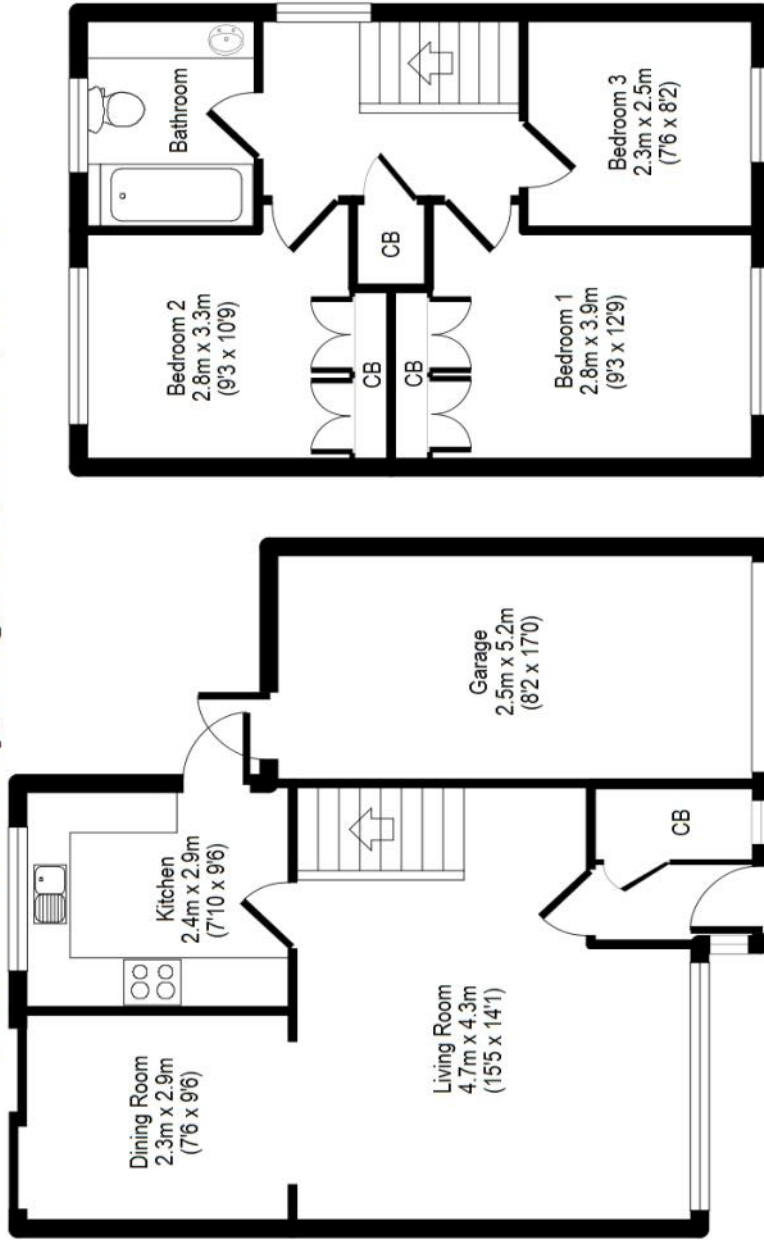
MORTGAGE ADVICE

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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14 Field Head Way, Ilkington, Halifax, HX2 9LX



Ground Floor

First Floor

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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