

# MARSH & MARSH PROPERTIES

15A New Road, Greetland, HX4 8JN

£280,000 Starting Bid



Being sold via Secure Sale online bidding. Terms & Conditions apply.

Situated on a quiet road, on the outskirts of the highly sought after Greetland, is this alluring three bedroomed, detached, property. Set into the landscape, over three levels, offering a fantastic amount of space and benefitting from charming views, to the rear elevation, over rooftops and the valleys beyond. The property benefits from a private, south facing, rear garden offering an ideal place to sit out and relax in the peaceful surroundings. To the front of the property is a private driveway for a car, in addition to the ample on street parking.

Internally the property will surely impress; offered in immaculate condition throughout, creating the opportunity for any prospective buyer to move in with little work required. Due to it being situated over three levels, the house maximises the use of the footprint to offer a surprising amount of space. With its open and welcoming living room, large and open plan dining/sitting/kitchen, conservatory, work from home office space, ground floor toilet, three double bedrooms (one with en-suite) and house bathroom. Just step inside and you will surely be impressed.

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

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Conveniently located, providing quick and easy access to all local transport connections; being a short 4 minute drive (and 15 minute walk) from West Vale, providing access to its excellent local amenities. The property also benefits from being a 9 minute drive from the M62 motorway, providing access to the major cities of Leeds, Bradford and Manchester. Halifax train station is just 12 minutes away providing access to its excellent local train connections in addition to the Grand Central train service. The local outstanding primary and good secondary schools are within walking distance.

Owing to the fantastic amount of features on offer an early appointment to view this property is essential in order to fully appreciate this charming home.

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

### HALLWAY



A welcoming reception into the property, the light and bright nature of the décor creates a warm feeling from the moment you step inside. With a wooden floor, central light fitting and frosted uPVC double glazed windows into the storm porch.

From the hallway wooden doors open into the

### LIVING ROOM

An inviting and spacious room that creates the ideal place for family evenings. The room offers ample space for a three piece suite along with additional furniture. With a wood laminate floor, two uPVC double glazed windows to the rear elevation, two central light fittings, two double

radiators, dado rail and television access point.



### OFFICE



The office is an excellent addition to the property,

doubling as the utility room and creates the perfect work from home space, nestled away from the main areas of the property. With a wood laminate floor, central strip light, laminated work surfaces, plumbing for a washing machine, space for a dryer and coat/shoes storage space.

## WC



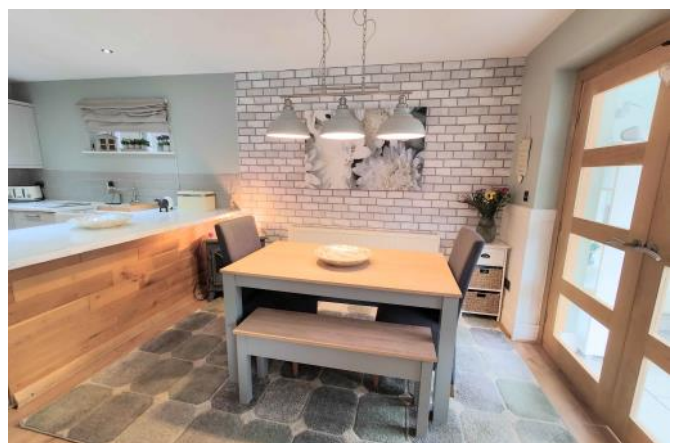
An excellent addition to the ground floor offering additional facilities. With a tiled floor, tiled walls, low flush toilet, wall mounted washbasin, uPVC double glazed windows to the front elevation and ceiling inset spotlights.

From the hallway wooden stairs lead down to the

## DINING KITCHEN



A beautifully presented, open plan style, dining kitchen that is the real pièce de résistance of this property. A large and open space that offers three areas: the kitchen, sitting area and dining area, all in one open space, creating the perfect place to entertain or for family gatherings. There is ample space for a suite to one corner, with a large family dining table to the other. The kitchen has a “U” shaped section of laminated work surfaces to the rear corner, all with over or under counter cupboards and drawers, creating the ideal work space. With a wooden floor, ceiling inset spotlights, two sets of central light fittings (one for the seating area and one for the dining area), integrated hob, integrated dual oven, tiled splashbacks, extractor hood, double radiator, space for a fridge/freezer, uPVC double glazed window to the rear and side elevations and an inset porcelain sink with stainless steel mixer tap.





From the dining kitchen a wooden set of double doors open into the

### CONSERVATORY



The perfect place to sit back and relax whilst enjoying views overlooking the garden. A set of uPVC double glazed French doors open into the garden providing access. With a tiled floor, wall mounted light fittings and double radiator.

From the hallway wooden stairs lead up to the

### LANDING

With a wooden floor, central light fitting, uPVC double glazed window to the side elevation and

loft access hatch.



From the landing a wooden door opens into

### BEDROOM 1



A spacious master bedroom that offers more than ample space for a double bed along with additional bedroom furniture. The room offers a large set of fitted wardrobes offering further storage space. With a central light fitting, uPVC double glazed window to the front elevation, wooden floor and double radiator.

From Bedroom 1 a wooden door opens into its

### EN-SUITE



A beautifully presented en-suite that makes excellent use of the space on offer to create a highly functional room. With a tiled floor, tiled splash backs, inset shower cubicle, vanity inset washbasin, low flush toilet, ceiling inset spotlights, extractor fan and Velux window.

From the landing wooden doors open into

### BEDROOM 2



A large and spacious second bedroom that again offers ample room for a double bed along with additional furniture. This room also offers a set of fitted wardrobes to one side. With a central light fitting, uPVC double glazed window to the rear

elevation, wooden floor and double radiator.

### BEDROOM 3



Another double bedroom, again offering space for a double bed and also features a set of fitted wardrobes. With a central light fitting, uPVC double glazed window to the rear elevation, wooden floor and double radiator.

### BATHROOM



A beautifully presented house bathroom, with a modern décor and style that marries well with traditional features like the Victorian slipper bath that creates an eclectic and stylish design. With a corner shower cubicle, low flush toilet, vanity inset washbasin, tiled splashbacks, tiled floors,

ceiling spotlights, extractor fan, modern vertical style radiator and Velux window.



## GARDENS



To the front of the property is a raised, slate, potting garden that creates a charming first impression to the property and certainly enhances the kerb appeal.



A charming, south facing, rear garden that creates the perfect place to sit out and relax. To the edge of the property is a patio seating area, ideal for sunbathing or having a barbeque. To the other edge is a lawned area, perfect for children and pets to play. The rear garden is fully enclosed and is a private space.



## PARKING



To the front of the property there is brick paved parking for a car. There is ample additional 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.



### **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.

### **AUCTIONEERS ADDITIONAL COMMENTS**

Pattinson Auction are working in partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by The Auctioneer in partnership with the Marketing Agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneer's website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can

be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

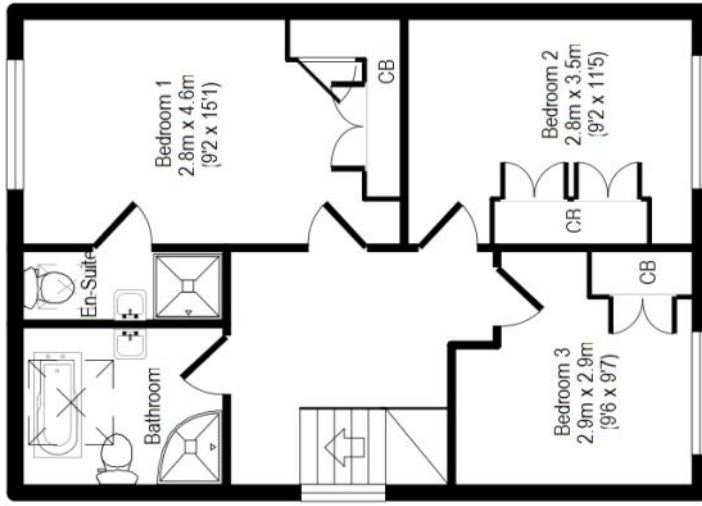
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

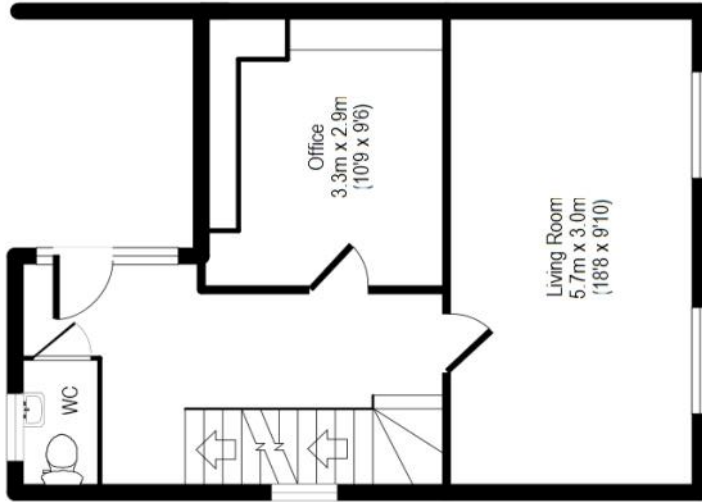
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe it necessary, or beneficial to the customer, to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

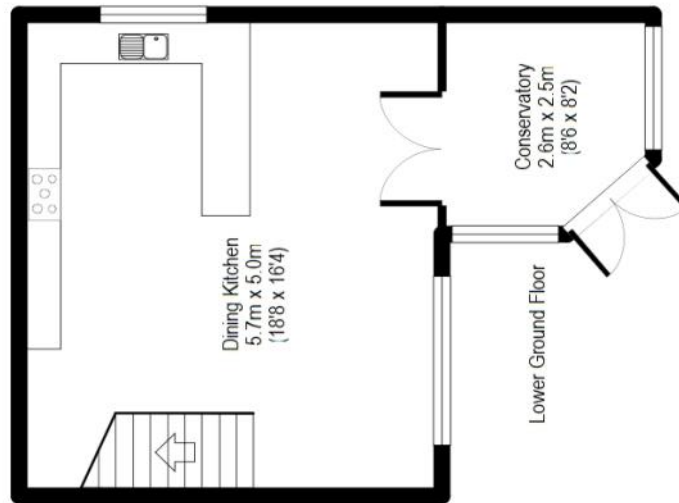
**15A New Road, Greetland, HX4 8JN**



First Floor



Ground Floor



Lower Ground Floor

APPROX GROSS INTERNAL FLOOR AREA: 121 sq. m / 1296 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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