

MARSH & MARSH PROPERTIES

12 St Giles Close, Hove Edge, HD6 2RX

£375,000



Situated on the highly sought after, well-presented, quiet and peaceful St Giles Close is this three bedroomed, detached, bungalow. Bungalows of this size offer a fantastic amount of space, on one manageable level, and are certainly attractive to retirees looking for that perfect property. The house also benefits from a well-maintained (south-west facing) patio and lawned rear garden, creating the perfect place to sit out and relax or for children/grandchildren to play in a secure setting. There is also ample private parking with a single garage offering a secure parking space in addition to the three driveway parking spaces.

Internally the property feels like a true "TARDIS" being larger on the inside than it first appears, with a well thought out layout creating a highly functional property. The house is well maintained and, therefore, offers the opportunity for someone to move in with just a small amount of work required. With its large, open and central living room, well-appointed dining kitchen, large and long conservatory, three bedrooms (one with en-suite), garden room and shower room. Just step inside and you will immediately be greeted with a welcoming feeling that won't disappoint. This certainly could be the home you are looking for.

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The property has a well-connected position due to its close proximity to all local shops, services and amenities of Hove Edge, in addition to its outstanding transport links with Brighouse being only 5 minutes' drive away or Halifax being a 10 minutes' drive. Brighouse train station provides good rail links to all surrounding towns, in addition to the Grand Central train service. The M62 motorway is just 10 minutes' drive away providing quick and easy access to the major cities of Bradford, Leeds and Manchester.

Owing to the whole host of fantastic features on offer, including its highly-regarded location, south-west facing garden and spacious internals, an appointment to view is essential.

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

ENTRANCE HALLWAY

A welcoming entrance to the property, the entrance hallway creates an ideal first impression. With its carpeted floor, uPVC double glazed frosted window to the front elevation, single radiator, ceiling inset spotlights, mirrored (sliding door) storage cupboard and cornice to ceiling.

From the entrance hallway wooden doors open into the

LIVING ROOM



A light, bright and open-plan style living room that is the real heart of the property being in the centre. Its central location creates the ideal communal space from all areas of the property. The warm and welcoming presentation offers a charming place to sit back and relax that receives ample natural light owing to two uPVC double

glazed windows, to the side elevation, and a sliding double glazed door into the conservatory. A central gas fire, on a granite hearth and with granite mantel piece, creates the ideal focal feature for the room. With a carpeted floor, apex ceiling, wall mounted light fittings, two double radiators and a television access point.



DINING KITCHEN



A well-appointed, and laid-out, dining kitchen that offers ample space for a dining table to one side of the room. To the other is a ring of laminated work surfaces, all with over or under counter cupboards; a fantastic work space. The room has double glazed windows to the front elevation and into the conservatory. A set of French doors

opens into the conservatory offering access. With a cooker unit, extractor, double radiator, plumbing for a washing machine, splashback tiling, wooden click flooring, plumbing for a dishwasher, cornice to ceiling, ceiling inset spotlights, central down lighting (over the dining table), fitted fridge, fitted freezer and an inset sink with stainless steel mixer taps.



From either the kitchen or living room, access is provided into the

CONSERVATORY

A fantastic addition to the property that makes excellent use of the garden's south-west facing orientation to create this ideal seating area. The

conservatory has a uPVC double glazed construction with windows overlooking the garden and a semi-solid roof, with numerous skylights, creating a more functional room. There are blinds on all windows to regulate temperature and there is ample space for a dining table and additional seating. With a vinyl tile floor and ceiling inset spotlights.



From the hallway a wooden door opens into the

BEDROOM 1

The master bedroom offers ample space for a king sized bed along with additional furniture. The room also benefits from a wall-length set of mirrored wardrobes offering ample additional

storage space. With a carpeted floor, ceiling inset spotlights, uPVC double glazed windows to the front elevation and a single radiator.



From bedroom 1 a wooden door opens into the

EN-SUITE



A well-presented en-suite that makes excellent use of the space on offer to create a highly functional room. With its alcove inset shower cubicle, surface inset washbasin, close coupled toilet, tiled floor, tiled walls, ceiling inset spotlights, frosted uPVC double glazed window to the side elevation, under floor heating, stainless steel towel radiator and extractor fan.

From the living room a wooden door opens into the

INNER HALLWAY

With a carpeted floor and ceiling inset spotlights.

From the inner hallway wooden doors open into

BEDROOM 2



A spacious second bedroom that offers ample space for a double bed along with additional bedroom furniture. A set of mirrored wardrobes offers additional storage space for the room. With a carpeted floor, uPVC double glazed window, single radiator and ceiling inset spotlights.

BEDROOM 3



A good sized third bedroom that again offers space for a double bed along with additional furniture. With a carpeted floor, single radiator and ceiling inset spotlights.



From bedroom 3 a set of glass panel wooden doors opens into the

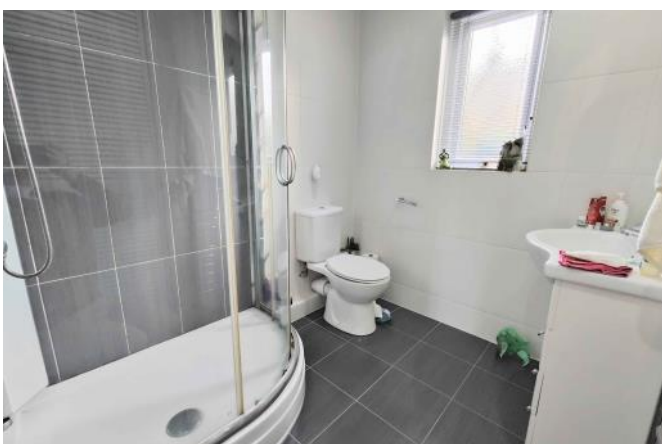
GARDEN ROOM



A charming addition to the property, the garden room offers a private space that is light and bright; ideal to sit and relax. The room has double glazed windows to two sides and two skylights creating a room bathed in natural light. With a carpeted floor and ceiling inset spotlights.

From the inner hallway a wooden door opens into the

SHOWER ROOM



A well-presented and modern styled shower room with a corner shower cubicle, close coupled toilet, vanity inset washbasin, tiled floor, tiled walls, frosted uPVC double glazed window to the rear elevation, ceiling inset spotlights, stainless steel towel radiator and extractor fan.

GARDEN



A beautifully presented and south-west facing garden, featuring a patio area to the edge of the property that leads to a lawned section with a flowerbed border. To the rear of the garage is a second lawned area that is ideal for a small vegetable garden or secluded space. The garden is enclosed and gated to the front.



PARKING & GARAGE

To the front of the property is a single (semi-detached) garage offering a secure parking space.

To the front of the garage is a driveway parking space.

To the side is a private flagged driveway with space for two cars.



GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

TO VIEW

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

LOCATION

What3words: [///crest.dress.zebra](https://www.what3words.com/crest.dress.zebra)

Google Plus Code: P682+MP4 Brighthouse

For sat nav users the postcode is: HD6 2RX

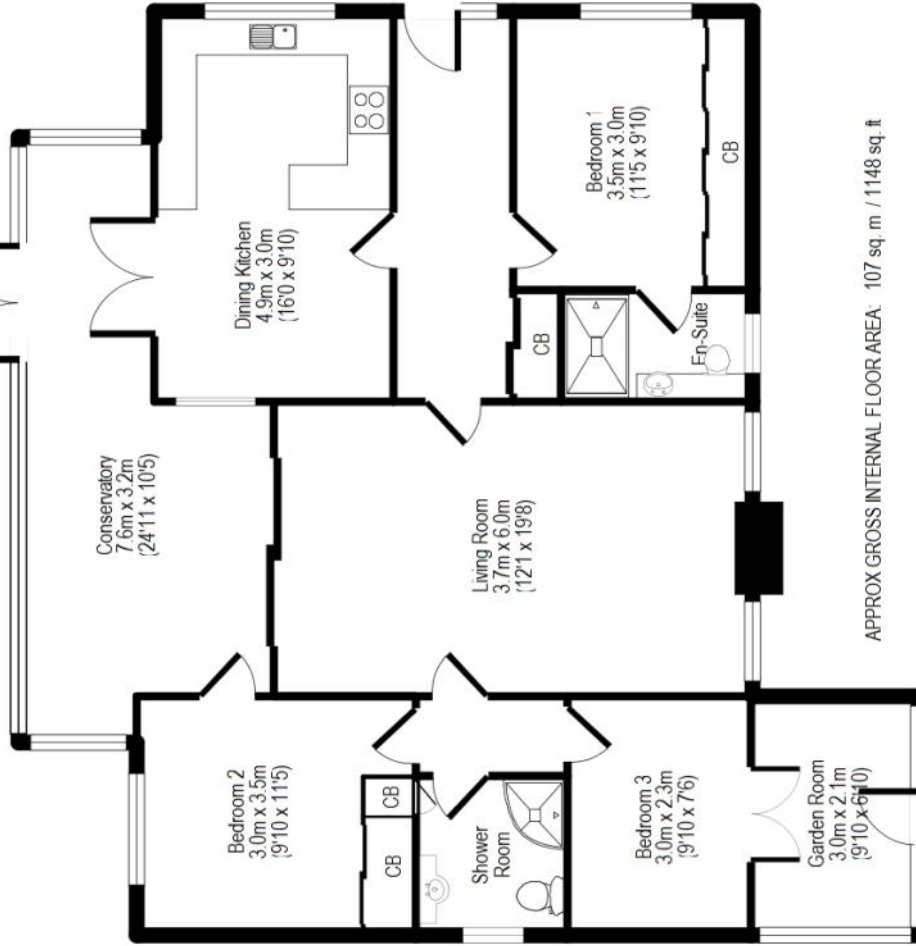
MORTGAGE ADVICE

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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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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