

MARSH & MARSH PROPERTIES

31 Cherry Tree Drive, Greetland, HX4 8HU

£275,000



****ATTENTION TO ALL YOUNG/GROWING FAMILIES, FIRST TIME BUYERS OR PROFESSIONAL COUPLES**** An internal viewing does not come any more highly recommended to fully appreciate this property. Having undertaken a full renovation this year (2024), this property is presented to a high standard and spec with no expense spared including a full tarmac driveway and landscape rear garden. Along with the stylish shower room and modern kitchen you will find high spec lighting, chrome electrical sockets and light switches along with veneered oak internal doors. In brief comprises of a spacious entrance hallway, shower room, conservatory and the lounge which is open plan with the dining area and kitchen which are all to the ground floor. Three bedrooms take up the first floor. Externally there is ample parking on the driveway which is to the front and side of the house, an enclosed rear garden, office/gym to the rear of the detached garage.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

ENTRANCE HALLWAY



Accessed via a UPVC door with a side light window is this welcoming entrance with an open staircase, tasteful wall lights, laminate flooring, radiator and a useful under the stair storage cupboard.

LIVING ROOM 3.3 x 9.2m (10'11 x 30'2)



The laminate flooring continues from the entrance hall and throughout the remaining of the ground floor. On top of the open plan living space, centre stage of this room is the impressive wall mounted, inset log effect electric fire. Completing the room to a high spec are the modern wall lights, radiator and a UPVC window.



DINING AREA



To match the lounge are the modern wall lights and a stylish pendant light. There are also two radiators and UPVC patio doors which lead to the conservatory.

KITCHEN 2.5 x 4.2m (8'2 x 13'9)



A wide range of modern wall and base units provide an abundance of storage space and incorporates a Franke one and a half bowl asterite sink with a chrome hose mixer tap. Along with a built-in Cooke & Lewis electric oven and a matching induction hob there is an integrated fridge and freezer. A Vaillant combination boiler is house in one of the wall mounted units. To

complete this room are two stylish ceiling pendant lights, dual aspect UPVC window and a side UPVC door.



Of UPVC construction with French doors to the rear garden, this is a great addition to the property to offer extra living space to relax and enjoy the pleasant outlook.

SHOWER ROOM



Finished off to a high standard with tasteful wall tiles is this stylish three piece suite which comprises of a large glass shower cubicle with a power shower and a vanity sink and toilet unit. The laminate flooring continues from the entrance hall and there is a radiator along with a UPVC window.

CONSERVATORY 4.4 x 2.7m (14'5 x 8'8)



LANDING

The staircase leads up from the hallway with a new carpet that continues through the whole of the first floor. Here you will also find a useful storage cupboard, loft access and a UPVC window.

MASTER BEDROOM 4.2 x 3.2m (13'9 x 10'7)



This is a spacious double room with newly fitted wardrobes and drawers. A new carpet, radiator and a UPVC window complete this room.



BEDROOM TWO 2.7 x 3.6m (8'10 x 11'9)



A double room with a new carpet, radiator and a UPVC window.

BEDROOM THREE 2.5 x 2.5m (8'0 x 8'0)



A large single room with a new carpet, radiator and a UPVC window.

EXTERNAL

The whole of the front and side of the property has been fully tarmacked to provide ample parking spaces. The rear garden is landscaped with a recently laid lawn and a bedding area to the rear of the garage. There is access to room at the rear of the garage which can be multi-functional.



GARAGE

Larger than your average garage with an up/over door, power and light.

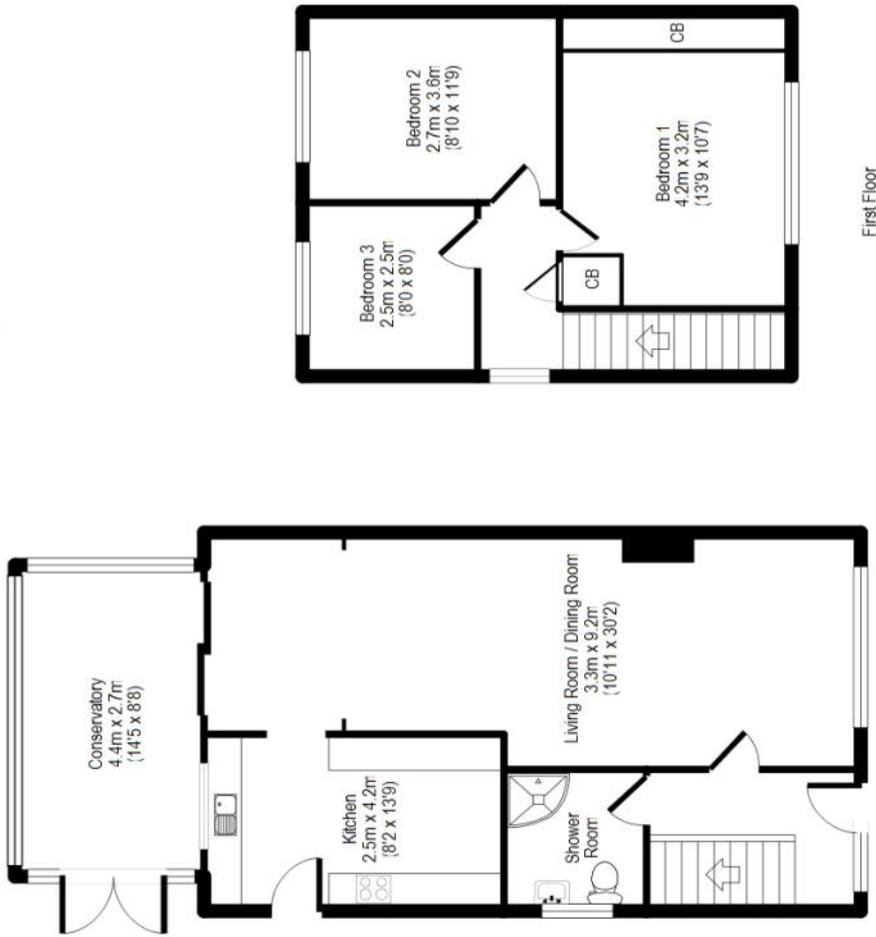


GYM/OFFICE

Currently used as a gym but could be an external office or kids play room.

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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 96 sq. m / 1034 sq. ft

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