

MARSH & MARSH PROPERTIES

24 Ing Head Terrace, Shelf, HX3 7LB

£300,000



****ATTENTION – DO NOT OVERLOOK THIS PROPERTY. AN EARLY INSPECTION IS NECESSARY TO AVOID ANY DISAPPOINTMENT**** This deceptively spacious property lends itself to all kinds of buyers and therefore an internal inspection is needed to fully appreciate what is on offer. Presented to a high standard and spec throughout, this extended (to the rear and a Dorma loft conversion) **THREE DOUBLE BEDROOM** end town house is perfectly situated for highly regarded local schools, local amenities including supermarkets and easy access to the M62 corridor. The property itself has the 'WOW' factor as you will see throughout your visit, which will also include the fantastic rear garden that catches the sun practically all day and to late evening. In brief comprises of; Entrance porch, entrance hall, lounge, kitchen, dining room and a W/C all to the ground floor. Two double bedrooms and stylish house bathroom are to the first floor. The Master Ensuite bedroom is to the Dorma loft conversion. External you will find an enclosed garden to the front, a driveway and garage to the rear along with a superb, enclosed garden with a large summerhouse.

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ENTRANCE PORCH

Of UPVC construction with a solid oak door which leads to the hallway.

ENTRANCE HALL

Oak parquet flooring, designer radiator, access to the main staircase and a mains smoke alarm.

LIVING ROOM 4.4 x 4.7m (15'5 x 15'5)



With tasteful décor which sets the precedent for the rest of the house, this comfortable family room boasts a gas stove that is nestled neatly within the chimney breast, an impressive parquet oak flooring which continues from the hallway, designer radiator and a UPVC window.

BREAKFAST KITCHEN 5.3 x 3.2m (17'6 x 10'4)



This room will not disappoint you! Being open plan to the extended dining room with easy access to the rear, this is practical and perfect for those family get togethers' and summer barbeques. A wide range of bespoke oak wall and base units with granite worktops provide an abundance of storage space and incorporate a one and a half bowl stainless steel sink with a chrome mixer tap. Top of the range appliances include a built-in double electric NEFF oven, matching NEFF halogen hob with an extractor fan, along with an integrated dishwasher, fridge and freezer. The breakfast bar island unit with a matching granite worktop provides even more storage space and makes this a great place for those who love

cooking and entertaining. To complete this room are the ceiling spotlights, solid oak flooring and a useful storage cupboard.

DINING ROOM 3.5 x 3.2m (11'5 x 10'5)



An addition to the property which defines this house for entertainment and gatherings. The solid oak floor matches that of the kitchen and along with the large Velux window, the UPVC French doors and a UPVC window provide a wealth of natural light. There is a radiator and a useful storage cupboard which houses a space and a vent for a tumble dryer.

W/C



This could not be in a more perfect place for the outdoor get togethers, being next to the rear French doors provides convenient access without trailing through the rest of the house. This is a modern and stylish two piece suite comprising of a low flush toilet and a vanity sink unit with a chrome mixer tap. To complete the room is a designer radiator, solid oak floor and a UPVC window.

LANDING

The staircase leads up from the hallway, where you will find an impressive, toughened glass

banister, mains smoke alarm and a UPVC window.



BEDROOM TWO 3.3 x 3.7m (10'9 x 12'1)



Formerly the master bedroom, this is a large double room improved by the handcrafted, bespoke fitted oak wardrobes with a hidden shoe rack and shelving. To finish the room of are the ceiling spotlights, radiator and a UPVC window.

BEDROOM THREE 3.3 x 3.2m (10'9 x 10'4)



A double room which also has the handcrafted, bespoke fitted oak wardrobes, ceiling spotlights, radiator and a UPVC window with good views.



Here you will also find storage space under the staircase, ceiling spotlights, radiator and a UPVC window.



BATHROOM



MASTER BEDROOM 5.1 x 5.4m (16'6 x 17'7)



This is a modern and stylish bathroom suite which comprises of a p-shape bathtub with a chrome mixer tap along with a handheld and rainfall power shower with a glass shower screen, a vanity sink unit which also incorporates the low flush toilet. Finishing this room of to a high standard and spec are the tasteful wall and floor tiles, ceiling spotlights, extractor fan and a UPVC window.

FORMER BEDROOM THREE/LANDING AREA

Presented to a high standard, this area provides access to the Master Bedroom via a staircase with toughened glass banister with a chrome handrail.



Completed to the highest of standards is this superb Dorma attic conversion to provide a spacious master bedroom with an ensuite shower room. Built in hanging rails and storages stretches the length of the front wall acts as a great space saver for the rest of the room. Completing the room are the ceiling spotlights, designer radiator, smoke alarm and an abundance of natural light is provided via the Velux window along with the large Dorma window that also boasts excellent views.

EN-SUITE SHOWER ROOM



Finished off to a high spec with tasteful wall and floor tiles is this modern suite comprising of a large shower cubicle with a handheld and a rainfall power shower, vanity sink unit with a chrome mixer tap and a low flush toilet. Completing the room are the ceiling spotlights, radiator, extractor fan and a UPVC window.

EXTERNAL



To the front of the property, you will find an enclosed garden along with a shared driveway which leads to the rear of the property and onto the spacious block paving driveway which provides ample parking spaces and access to the

detached garage. Directly to the back of the house you will find an enclosed Indian stone patio seating area with lighting, external power sockets, a cold water tap and access to the property via the French doors to the dining room. To the rear of the drive and garage is a large and enclosed lawn and patio garden with the large summer house. This garden is perfect for catching the sun all day long and late into the evening making this a special and safe place for children to play and enjoy the summer months.



GARAGE

Larger than your typical garage with an up/over door, power sockets and lighting.



SUMMER HOUSE

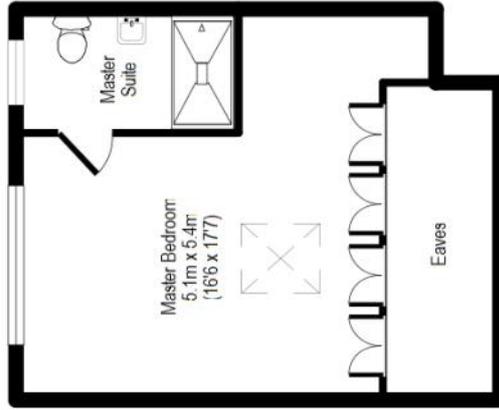
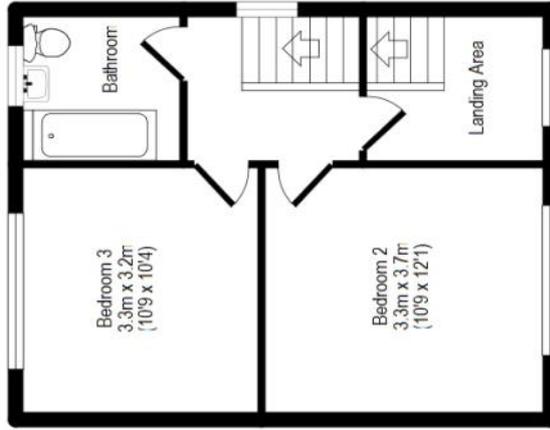


Used by the current owners as a gym but can easily lend itself to several uses as there is both power sockets and lighting. There are dual aspect windows along with French doors to provide plenty of natural light. To the entrance you can step out onto a large Indian stone patio, which again make this perfect to turn into an outside bar/party area.



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.

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APPROX GROSS INTERNAL FLOOR AREA: 121 sq. m / 1297 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. 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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