

MARSH & MARSH PROPERTIES

Coach House, Wakefield Road, Lightcliffe, HX3 8TY

£325,000



If you are looking for that perfect retirement property, or something special, in a stunning and highly sought after location, this two-bedroomed bungalow certainly offers that special something and offered with the added benefit of NO CHAIN. The fields, to the front of the property, create a stunning outlook with uninterrupted valley views. The property benefits from a charming and well maintained front garden that greatly enhances the kerb appeal of the property. To the side of the bungalow is a fully enclosed and private lawned and patio garden offering an ideal place to sit back and relax. The house comes with a garage parking space and has a driveway, to the front, offering space for two cars in total.

The house is well laid out and has a welcoming feeling from the moment you step inside, with spacious rooms throughout and a neutral presentation that offers the opportunity to move in with little work required. With a bright and spacious living room, highly functional kitchen, two double bedrooms (both featuring fitted wardrobes), house shower room and a spacious loft offering ample storage space. From the moment you step inside you will certainly be impressed with everything that is on offer.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

This conveniently located property is situated in a prime location and has excellent transport links; with the M62 motorway just 10 minutes' drive away offering cross Pennine connections and quick and easy access to Leeds and Bradford and also with quick links to Brighouse train station offering routes to London on the Grand Central service. This property is also located within the catchment areas of good primary and secondary schools.

Owing to the fantastic features on offer with this bungalow, including its sought after location, far reaching views and private gardens, all with the added advantage of NO CHAIN, an appointment to view is essential.

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

PORCH

The porch offers a barrier from the external aspect to the internal with a carpeted floor, two uPVC double glazed windows and a central light fitting.

From the porch a wooden door opens into the

HALLWAY

With a carpeted floor, dado rail, single radiator and two central light fittings.

From the hallway a wooden door opens into the

LIVING ROOM



A spacious, light and bright living room that offers ample space for a three piece suite along with additional furniture. A central electric fireplace, on a stone hearth and with wooden mantelpiece, creates an ideal feature for the room. A square

bay window, to the front elevation, bathes the room in natural light in addition to the central light fitting, wall mounted light fittings and three ceiling spotlights. With a carpeted floor, two single radiators, cornice to ceiling, ceiling rose and television access point.



DINING KITCHEN



A well laid out kitchen that offers the ideal place for family meals or entertaining. The kitchen features laminated work surfaces to three sides, all with over and under counter cupboards and drawers. The kitchen is well illuminated owing to numerous ceiling inset spotlights, omni-directional spotlights and two uPVC double glazed sets of windows (one being to the side elevation and a

bay set to the front elevation) overlooking the fields. With an integrated hob, integrated oven, extractor hood, double radiator, plumbing for a washing machine, integrated dishwasher, splashback tiling, wood laminate flooring, space for a fridge freezer and a stainless steel sink with stainless steel mixer tap.



BEDROOM 1



A beautifully presented master bedroom that has a fantastic set of fitted wardrobes to one side offering ample storage space and a fitted dressing table. A set of uPVC double glazed French doors provides ample natural light as well as access to the courtyard to the rear elevation. With a carpeted floor, central light and double radiator.



BEDROOM 2



Another double bedroom again offering plenty of storage owing to the fitted wardrobes. The uPVC double glazed window overlooks the garden to the side elevation. With a carpeted floor, central light fitting and single radiator.

SHOWER ROOM

A beautifully presented shower room that makes excellent use of the space on offer with its corner shower cubicle, counter inset washbasin, close coupled toilet, stained glass window to the side elevation, central light fitting, stainless steel towel radiator, extractor fan, tiled floor and tiled walls.



LOFT

A large loft space offering ample additional storage space.

GARDEN



To the side of the property is a fully enclosed and beautifully maintained garden. A lawned garden is enclosed by flowerbeds that offers the perfect location to sit back and relax. To the edge of the lawn is a pebbled garden that leads to a second

flowerbed. There is a shed to the side of the lawned area offering further storage.



To the side of the garden there is a large tarmac forecourt with access to the garage via a second garage door.

To the front of the property is a charming flowerbed that certainly enhances the kerb appeal of the property.



PARKING & GARAGE



To the side of the property, enclosing the garden, is a single garage.

To the front of the garage there is private parking for a car.

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.

LOCATION

What3words: [///buddy.coffee.torn](https://www.what3words.com/#!/buddy.coffee.torn)

Google Plus Code: P6F9+M35 Halifax

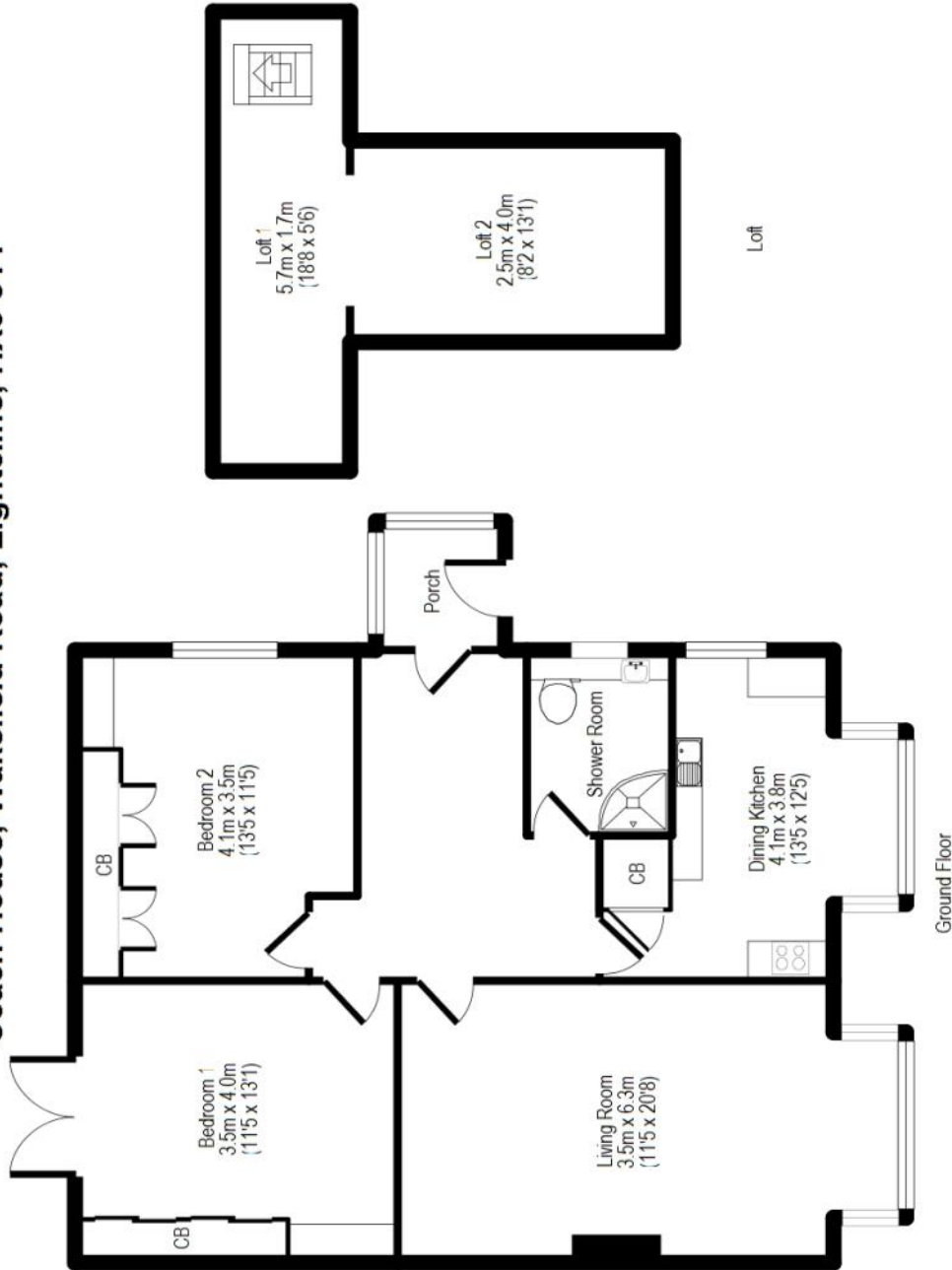
For sat nav users the postcode is: HX3 8TY

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.

Coach House, Wakefield Road, Lightcliffe, HX3 8TY



APPROX GROSS INTERNAL FLOOR AREA: 98 sq. m. / 1051 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

(c) Marsh and Marsh Properties