

MARSH & MARSH PROPERTIES

6 St Giles Close, Hove Edge, HD6 2RX

£369,950



This immaculately presented property has had a full renovation throughout and extension to create the perfect home for any retiring couple or professional person looking for an ample amount of space on one level. This four bedroomed, detached, bungalow is located in a highly sought after and well-regarded location in Hove Edge. The property features beautifully maintained lawned gardens to the front elevation and an artificial lawn to the rear offering a charming place to sit back and relax. There is ample driveway parking for a car in addition to the single garage offering an additional secure parking space.

Internally the property is offered in immaculate condition and, therefore, presents the opportunity to move in with no work required. The house is presented with a modern and stylish décor throughout and has a welcoming feel from the moment you step inside. With its spacious living room, open link dining room, well-appointed kitchen, four double bedrooms and house shower room.

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

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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-minute 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 fantastic property on offer, an appointment to view is essential

From the front of the property a composite door opens into the

PORCH

A barrier from the external aspect to the internal, the porch features a wood laminate floor, cupboard storage space, central light fitting and uPVC double glazed windows to three sides.

From the porch a composite door opens into the

HALLWAY

With a carpeted floor, double radiator, cupboard storage space, central light fitting and cornice to ceiling.

From the hallway a wooden door opens into the

LIVING ROOM



A spacious living room that offers plenty of space for a three-piece suite along with additional furniture. The living room receives ample natural light from the opening that leads directly into the dining room and is also lit via two central light

fittings. A central electric fireplace creates a charming feature. With a carpeted floor, cornice to ceiling, single radiator and television access point.



From the living room a large square opening leads into the

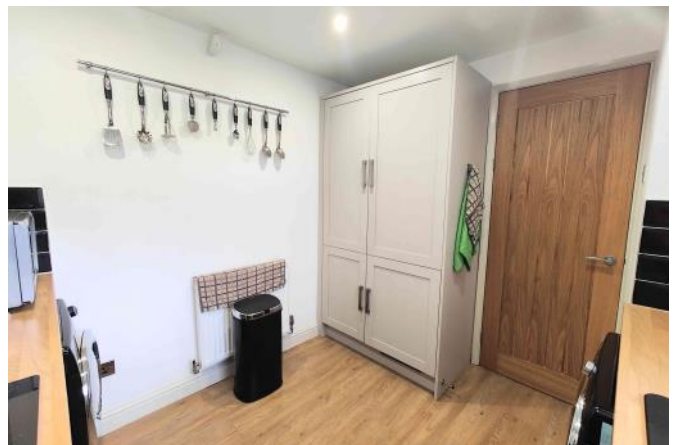
DINING ROOM

The pièce de résistance of the property, the large, open and bright dining room creates the ideal central hub to the communal area that is bathed in natural light owing to the central glass lantern and the bi-folding doors to the rear elevation. There is ample space to the centre of the room for a large dining table with additional space for other

furniture around the edge of the room. With a high quality wood laminate floor, ceiling inset spotlights and double radiators.



an inset 1 ½ sink with stainless steel mixer taps.



From the hallway a wooden door opens into the

KITCHEN

A well-appointed and highly functional kitchen that features a laminated “L” shaped work surface to two walls. With an integrated hob, integrated dual oven, extractor hood, over and under counter cupboards and drawers, plumbing for a washing machine, space for a dryer, integrated fridge/freezer, single radiator, wood laminate flooring, tiled splashbacks, ceiling inset spotlights, uPVC double glazed window to the front elevation and

From the hallway wooden doors open into

BEDROOM 1



A generous master bedroom that offers space for a double bed along with additional storage space owing to the set of fitted wardrobes to one side. With a carpeted floor, uPVC double glazed window to the rear elevation, single radiator and central light fitting.



BEDROOM 2



Another good sized bedroom that again offers space for a double bed along with additional bedroom furniture. With a carpeted floor, uPVC double glazed window to the front elevation, single radiator and central light fitting.

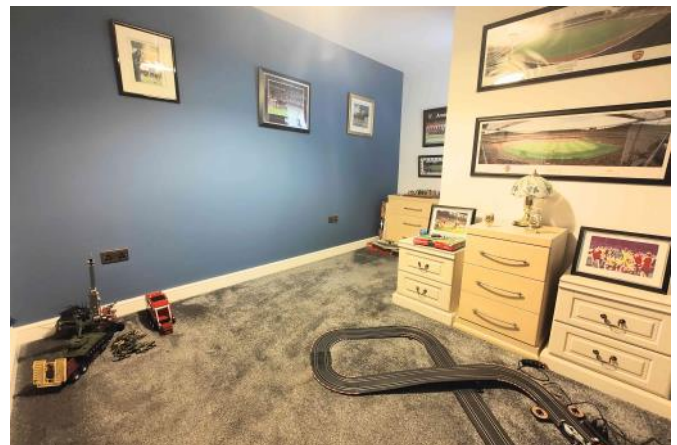
From the dining room wooden doors open into

BEDROOM 3



A rather large and generous third bedroom, again offering space for a double bed along with additional furniture. This room benefits from a charming view of the garden, to the rear elevation, from its uPVC double glazed window. With a carpeted floor, single radiator and central light fitting.

BEDROOM 4



A spacious "L" shaped fourth bedroom with a carpeted floor, uPVC double glazed window to the side elevation, single radiator and central light fitting.



From the hallway a wooden door opens into the

SHOWER ROOM



A well-presented and laid out shower room that makes excellent use of the space on offer. With a corner shower cubicle, pedestal washbasin, close coupled toilet, tiled floor, tiled walls, ceiling inset spotlights, extractor fan, stainless steel towel radiator and a frosted uPVC double glazed window

GARDENS



To the front of the property are the beautifully maintained lawned gardens, bisected by the front pathway. The front gardens certainly enhance the kerb appeal of the property and create the ideal first impression.



To the rear of the property is a fully enclosed artificial lawned garden with wooden border fence that creates an ideal place to sit back and relax or for children and pets to play in a secure environment.



PARKING & GARAGE



To the side of the property is a private drive that offers space for a car.

To the rear of the drive is a single garage with electric roller shutter that provides an additional secure parking space.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, newly re-roofed, electric re-wire and new gas central heating.

TO VIEW

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

LOCATION

What3words: ///above.later.lanes

Google Plus Code: P682+JFQ Brighthouse

For sat nav users the postcode is: HD6 2RX

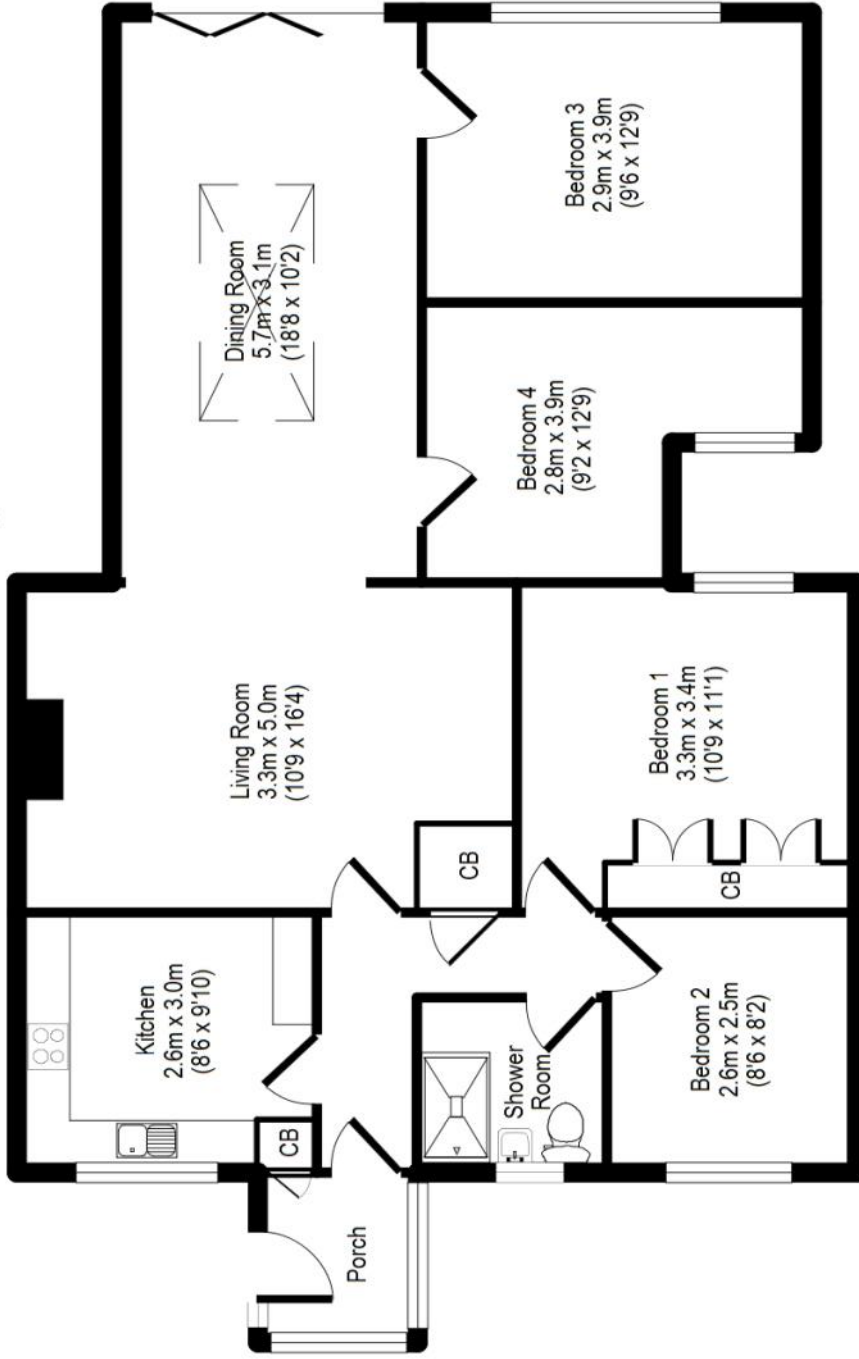
MORTGAGE ADVICE

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.

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: 90 sq. m / 970 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.

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