

MARSH & MARSH PROPERTIES

56 Brow Lane, Shibden Valley, Halifax, HX3 7UT

£275,000



This unique property is certainly that “special something” that will impress, delight and welcome you from the moment you arrive. The property is also offered with the added advantage of NO CHAIN. Situated on Brow Lane, running around the Shibden Valley, on the outskirts of Halifax, is this two bedroomed, terraced, cottage property. The first thing you will immediately notice is the stunning valley view to the front, something that will make you realise this is not your usual property.

To the rear of the cottage is where the true magic happens; a real labour of love has turned this space into a gardener’s delight. A multi-tier space; a real sun trap, that features lawned areas, vegetable patches, two sheds and a decking area that provides a truly stunning view that will leave you breathless. The garden also houses a studio/garden room that is ideal for a work from home office, party room or gym. With so much on offer this garden is a delight to behold.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

Internally the property is beautifully presented with a cottage style and décor throughout that will delight and impress, that is in keeping with the property whilst also offering a modern living. The property features a well-appointed kitchen, open plan and spacious living/dining room, two good sized bedrooms, beautifully presented house shower room, landing (bulk head inset) utility closet and boarded loft storage space.

Situated in a quiet location, the property is a short drive from Halifax town centre or Northowram village, offering well-connected transport routes and connections. The property is within easy commute of outstanding and good local schools. Halifax train station provides excellent rail services to the surrounding areas, in addition to access to the Grand Central train service. The property is just a 15-20 minute drive from the M62 offering quick access to the major cities of Leeds and Manchester.

Owing to the fantastic number of features on offer with this property, including the large and feature gardens, stunning far reaching views and beautiful internals, all with the added advantage of NO CHAIN, an appointment to view is essential.

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

PORCH

A welcome reception into the property, the porch provides the ideal welcome as well as an ideal place to store coats and shoes. With a tiled floor, uPVC double glazed window to the front elevation and central light fitting.

From the porch an opening leads into the

KITCHEN



This well stocked and cottage style kitchen is well laid out to create a highly functional space. There are solid granite work surfaces to either side of the room, all with over and under counter cupboards and drawers. The kitchen features a beamed ceiling and is well illuminated via ceiling inset spotlights. With an integrated hob, integrated oven, integrated microwave, extractor hood, double radiator, splashback tiling, tiled floor, integrated dishwasher fitted fridge and an inset sink with mixer tap.



To the rear of the kitchen an opening leads into the

LIVING / DINING ROOM



This open plan style living/dining room creates an ideal communal area, with space to the rear of the room for a family dining table. The living area provides ample space for a suite along with additional furniture. To the rear of the room is an under stairs cupboard offering ample additional storage space. The living room features a stove style gas fire, on a granite hearth and with wooden mantelpiece, that creates a charming feature for the whole room. A set of uPVC French doors, with windows to the side, bathes the room in natural light. With a beamed ceiling, ceiling inset spotlights, tiled floor, wall mounted light fittings and television access point.



From the kitchen a wooden door opens onto carpeted stairs that lead up to the

LANDING



A beautifully presented landing that features excellent use of the bulk head space, creating a row of cupboards that houses a utility area featuring a washing machine and dryer. With a wooden floor, ceiling inset spotlights, single radiator and loft access hatch. The landing also has a composite door that leads out to the rear gardens.

From the landing wooden doors open into

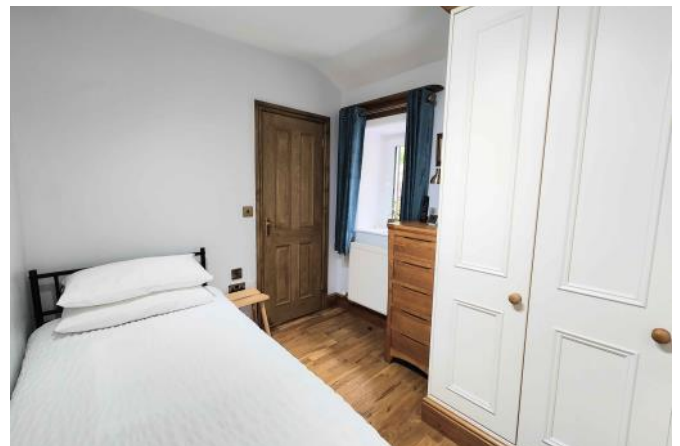
BEDROOM 1



A spacious master bedroom that offers ample space for a double bed along with additional bedroom furniture. The room benefits from a

stunning view of the valley, an ideal outlook to wake up to, from its uPVC double glazed window to the front elevation. With a wooden floor, central light fitting and single radiator.

BEDROOM 2



A good sized second bedroom that features a large set of fitted wardrobes to two sides of the room. With a wooden floor, central light fitting, single radiator and ceiling inset spotlights.

SHOWER ROOM



A beautifully presented house shower room that makes excellent use of the space on offer to create a highly functional room. Featuring a walk-in style rainfall shower, counter washbasin, close

coupled toilet, modern style vertical radiator, tiled floor, tiled walls, frosted uPVC double glazed window to the front elevation, ceiling inset spotlights and extractor fan.



GARDENS



One of the main features, and certainly impressive, is the rear garden. Having been a labour of love for the current owners who have developed the rear land into this picturesque and highly usable space. The gardens are situated

over multi-tiers offering separate and distinct areas. The garden offers a lawned area that leads up to a large decked section offering ample space for garden furniture with a pizza oven to the rear. To the top end of the garden is a private vegetable patch that houses a new shed with electrics and insulation. In the rear corner is the elevated studio/garden room that is surrounded by wooden decking offering an ideal vantage point for the views beyond. Words are not enough to describe this garden and a visit is essential for it to be fully appreciated.



From the garden, steps lead up to the

STUDIO / GARDEN ROOM

An excellent addition to the property that creates the perfect place for a work from home office

space, studio, gym or garden party room. The studio offers a fantastic view owing to its elevated location and large uPVC double glazed windows to the decked area at the front. The studio has power with its own consumer unit. With a work surface to one wall, wall mounted light fittings and wooden floor.



The studio has a WC to the side of the building.

PARKING



The property has on street parking to the front elevation.

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.

The property features: A new gas stove fitted December 2021 – New windows and doors in 2022 – Porch roof turned in 2023 and Front roof turned and re-felted in 2020.

There are owned solar panels offering approximately £400 of annual income as well as free electricity.

TO VIEW

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

LOCATION

What3words: [///frames.remote.league](https://www.what3words.com/frames.remote.league)

Google Plus Code: P5W4+873 Halifax

For sat nav users the postcode is: HX3 7UT

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.

DISCLAIMER

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

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