

MARSH & MARSH PROPERTIES

9 Sunderland Way, Lightcliffe, HX3 8FJ

£375,000



This beautifully presented, 4 bedroomed, detached, property is situated on the charming Harley Head estate, a highly sought after and well-regarded residential location, on a quiet street. All offered with the added advantage of NO CHAIN. Its peaceful and well-presented surroundings make this the ideal property for a family or anyone looking for a modern style home. The property benefits from driveway parking for two cars to the front elevation, integrated garage offering secure parking and a well-presented and maintained, south-facing, decked and lawned garden to the rear elevation; completely secure with border fence, creating an ideal space for children or pets.

Internally the house is offered in immaculate condition throughout, presenting any potential buyer with the opportunity to move in with no work required. Its modern and stylish décor will suit anyone. With its well-presented and bright living room, spacious dining kitchen, utility room, ground floor WC, four bedrooms (one with en-suite), house bathroom and loft storage space. The house also features numerous cupboards, therefore, offering ample additional storage space.

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

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The property is conveniently located, being just a 3 minute drive from Hipperholme village centre and just 5 minutes from Brighouse town centre. The property is within the catchment area of good primary and secondary schools, all within walking distance. Brighouse train station is a short 10 minute drive, offering fantastic local connections and access to the Grand Central train service. The M62 motorway is just a 12 minute drive from the property offering easy access to the major cities of Leeds, Bradford and Manchester; presenting an ideal commuter location.

Owing to the whole host of features on offer with this property its realistic asking price and highly regarded residential location, all offered with the added advantage of NO CHAIN, an appointment to view is essential in order to fully appreciate this charming home.

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

HALLWAY

A charming short entrance hallway that creates an attractive first impression upon entering the property. With a carpeted floor, single radiator, matted floor, alarm control panel and central light fitting.

From the hallway a wooden door opens into the

LIVING ROOM



A well-presented living room that is an ideal family communal space. A bright room owing to the uPVC double glazed window, to the front elevation, and a central light fitting. The living room offers ample space for a three piece suite along with additional furniture. With a carpeted

floor, single radiator, telephone access point and television access point.



From the living room a double set of wooden doors open into the

DINING KITCHEN



A large and open dining kitchen that offers a “U” shaped kitchen workspace in addition to space for a family dining table to the other side of the room. The kitchen is illuminated via natural light owing to a uPVC double glazed window, to the rear elevation, and uPVC double glazed French doors opening into the rear garden. The kitchen has access to the under stairs cupboard that offers ample additional pantry storage space. With an

integrated gas hob, integrated oven, stainless steel extractor hood, double radiator, vinyl flooring, fitted dishwasher, omni-directional ceiling spotlights, over dining table downlight, laminated work surfaces, over and under counter cupboards and drawers, fitted fridge, and a stainless-steel sink with stainless-steel mixer tap.



From the dining kitchen a wooden door opens into the

UTILITY ROOM

An excellent addition to the property creating an ideal work space, nestled away to one side. The utility room also provides access to the side

passageway, to the rear garden, via a composite door. With a laminated work surface, cupboard storage space, plumbing for a washing machine, fitted freezer, single radiator, vinyl floor, central light fitting and extractor fan.



To the rear of the utility room a wooden door opens into the

WC

An excellent addition to the property offering ground floor facilities. With a single radiator, vinyl floor, close coupled toilet, pedestal washbasin, central light fitting, tiled splashbacks and a frosted uPVC double glazed window to the rear elevation.

From the hallway a carpeted staircase leads up to the

LANDING

With a large airing cupboard, carpeted floor, central light fitting and loft access hatch.

From the landing a wood panel door opens into the

BEDROOM 1



A large master bedroom that offers more than

ample space for a king sized bed along with additional bedroom furniture. There is a bulk head storage cupboard, to one side, offering additional storage space with an additional fitted mirrored wardrobe. With a carpeted floor, uPVC double glazed windows to the front elevation, single radiator and central light fitting.



From bedroom 1 a wooden door opens into its

EN-SUITE



A modern styled en-suite with a well presented décor and well illuminated via omni-directional ceiling spotlights and a frosted uPVC double glazed window to the side elevation. With corner shower cubicle, close coupled toilet, pedestal

washbasin, vinyl flooring, single radiator, television access point, extractor fan and tiled splashbacks.

BEDROOM 2



A generous second bedroom with space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.

BEDROOM 3



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

BEDROOM 4



An ideal room for a home office, guest room or bedroom for a child. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.

BATHROOM



A light and bright bathroom, presented in neutral colours, with a panel bath, tiled splashbacks, pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the rear elevation, vinyl flooring, omni-directional ceiling spotlights, single radiator and an extractor fan.

GARDENS



To the rear of the property is the fully enclosed, south facing, lawned garden that features a

bordering fence and lockable gate leading to the front elevation. The rear garden is the ideal space for children and pets to play in a secure environment. To the far end of the garden is a large decked area that provides a seating area; ideal for entertaining or a barbeque.



PARKING & GARAGE



To the front of the property is a tarmac driveway providing private parking space for two cars. An additional secure parking space is provided by the integral garage. The garage offers an electric car charging point.

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: [///award.wisely.sunk](https://www.what3words.com/award.wisely.sunk)

Google Plus Code: P59W+Q6J Halifax

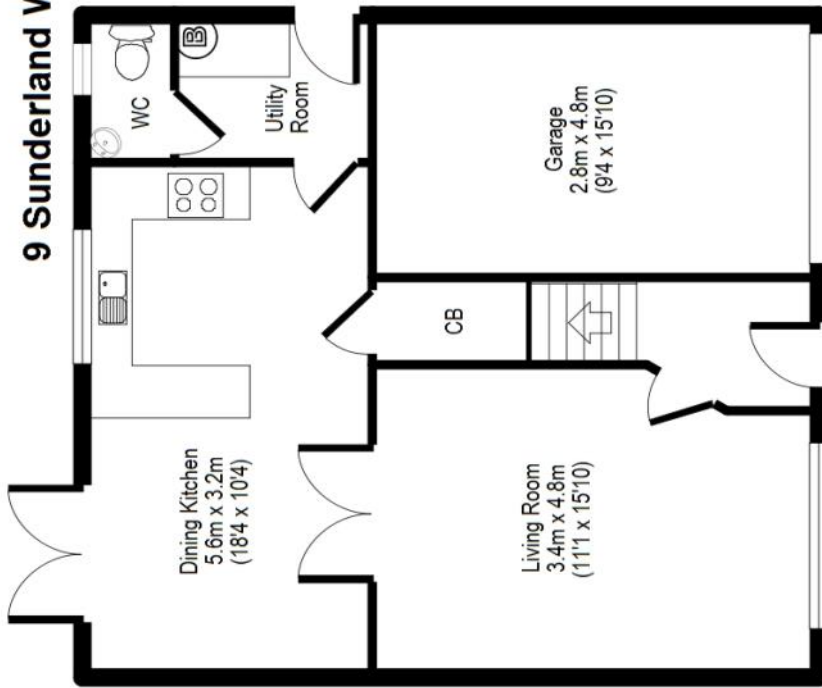
For sat nav users the postcode is: HX3 8FJ

MORTGAGE ADVICE

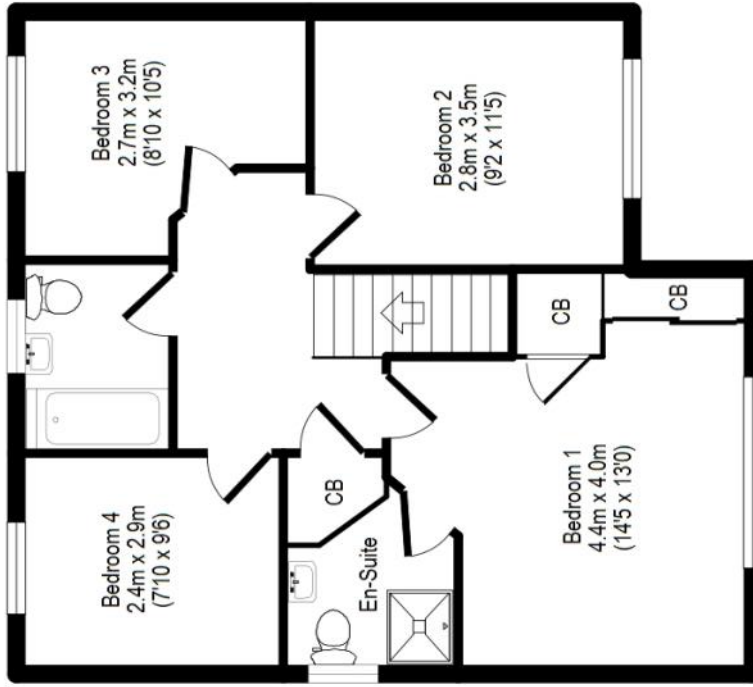
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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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Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 112 sq. m / 1200 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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