

MARSH & MARSH PROPERTIES

913 New Hey Road, Outlane, Huddersfield, HD3 3FH

£335,000



****ATTENTION TO ALL THE GROWING FAMILIES OUT THERE – THIS IS A DECEPTIVELY SPACIOUS, SUBSTANTIAL SIZED PROPERTY**** Set in the much sought after village of Outlane, which is convenient to local amenities with quick and easy access to the M62 motorway, is this four bedroom end of three terrace property (formerly two separate properties) with good views to both elevations. This property demands an internal viewing to fully appreciate the size of this long term family home which is also well presented throughout. In Brief comprises of; To the ground floor there are two entrance porch's, three inner hallways, two receptions rooms, dining kitchen, utility/cloak room and access to two vaulted cellars. To the first floor are four bedrooms, two bathrooms and access to a converted loft area. Externally you will find a decent size block paving drive to the front and a wonderful minimal maintenance garden to the rear.

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MAIN ENTRANCE PORCH

This is a useful porch, especially for those dog lovers. Here you will find fitted shoe storage cabinets, UPVC window and a UPVC entrance door.

HALLWAY

Accessed from the porch via a glass panelled door with a radiator, smoke alarm and access to the main staircase.

DINING KITCHEN 4.1 x 4.6m (13'5 x 14'11)



A spacious kitchen that can comfortably house a large family dining table to make all family gatherings more enjoyable. The wide range of bespoke wall and base units boast an abundance

of storage space and are complimented by the black granite worktops which incorporate an inset, one and a half bowl sink with a traditionally designed mixer tap. Finishing the worktops off are the matching upstands and cooker splash back. Along with an integrated dishwasher you will find a built-in double electric oven, a five ring gas hob with a stainless steel and glass cooker hood above. To give a cottage feel to the room there is a large multi fuel stove which sits within a red brick chimney. To complete the room to a high spec is a wood effect Karndean flooring two traditional pendant lights. There is a UPVC window and access to the two vaulted cellars is from the kitchen.

LIVING ROOM 4.1 x 4.2m (13'5 x 13'7)



A coal effect gas stove sits within the chimney breast to take centre stage of this room. To finish the room there is a radiator and a UPVC window.

INNER HALL

Links the lounge to a rear porch.

REAR PORCH

What was the main entrance for one of the properties when it was two separate dwellings, is now a second entrance to the property. However, it could be used for storage space. UPVC windows and a UPVC door.

DINING ROOM 3.2 x 4.2m (10'7 x 13'9)



As of the kitchen, this room can comfortably house a large dining table for family gatherings. However, as there is a cloakroom close by makes this an ideal room for an occasional guest bedroom if ever required. Finishing the room are ceiling spotlights, Karndean flooring, radiator and a UPVC window.

REAR ENTRANCE

This third hallway links the dining room to the utility/cloakroom and the rear garden via a UPVC door.

UTILITY/CLOAK ROOM



Along with a low flush toilet and a vanity sink unit, you will find space and plumbing for a washing machine and a tumble dryer. There is also a traditional designed radiator, UPVC window and a cupboard which houses the Baxi combination boiler.

LANDING

The stairs lead up from the main entrance hallway where you will find a corridor landing with two radiators, UPVC window, two storage cupboards, and loft access via a pull down ladder.

BEDROOM ONE 3.1 x 4.6m (10'2 x 15'1)



This is a large double room with tasteful décor,

traditional designed radiator and a UPVC window with a pleasant outlook of the nearby hillsides.

BEDROOM TWO 3.0 x 3.5m (10'0 x 11'7)



A double room with a radiator and a UPVC window with hillside views.

BEDROOM THREE 2.5 x 3.3m (8'2 x 10'9)



A double room with a radiator and a UPVC window with views over the neighbouring fields.

BEDROOM FOUR 1.9 x 3.0m (6'2 x 9'10)



This is a generous size single room which is currently used as an office/study, with a storage cupboard, radiator and a UPVC window with hillside views.

BATHROOM



With a traditional design, this modern white suite comprises of a bathtub with a shower above and a glass shower screen, pedestal sink and a low flush toilet. Completing the room to a high standard and spec are the tasteful wall tiles, a traditional design towel radiator, ceiling spotlights, extractor fan, underfloor heating and a UPVC window.

SHOWER ROOM



With tasteful wall and floor tiles is this modern three piece suite which comprises of a shower cubicle with a handheld and rainfall power shower, hand wash basin and a low flush toilet. Completing this room to a high standard and spec

are the ceiling spotlights, underfloor heating, a traditional designed radiator, extractor fan and a UPVC window.

CONVERTED LOFT SPACE 3.7 x 2.2m (11'11 x 7'2)

Accessed via a pull down ladder is this fully converted loft space which is a useful storage space or could be used as an office/study.

BASEMENTS 3.2 x 1.9m (10'4 x 6'2)

There are two vaulted cellar rooms which are identical where both are great for storage.

EXTERNAL



large vehicles. Here you will also find external lighting and a cold water tap. To the rear there is a beautiful, minimal maintenance garden with a decking area which has built-in led floor lights. There are two log sheds, a garden shed and a cold water tap.

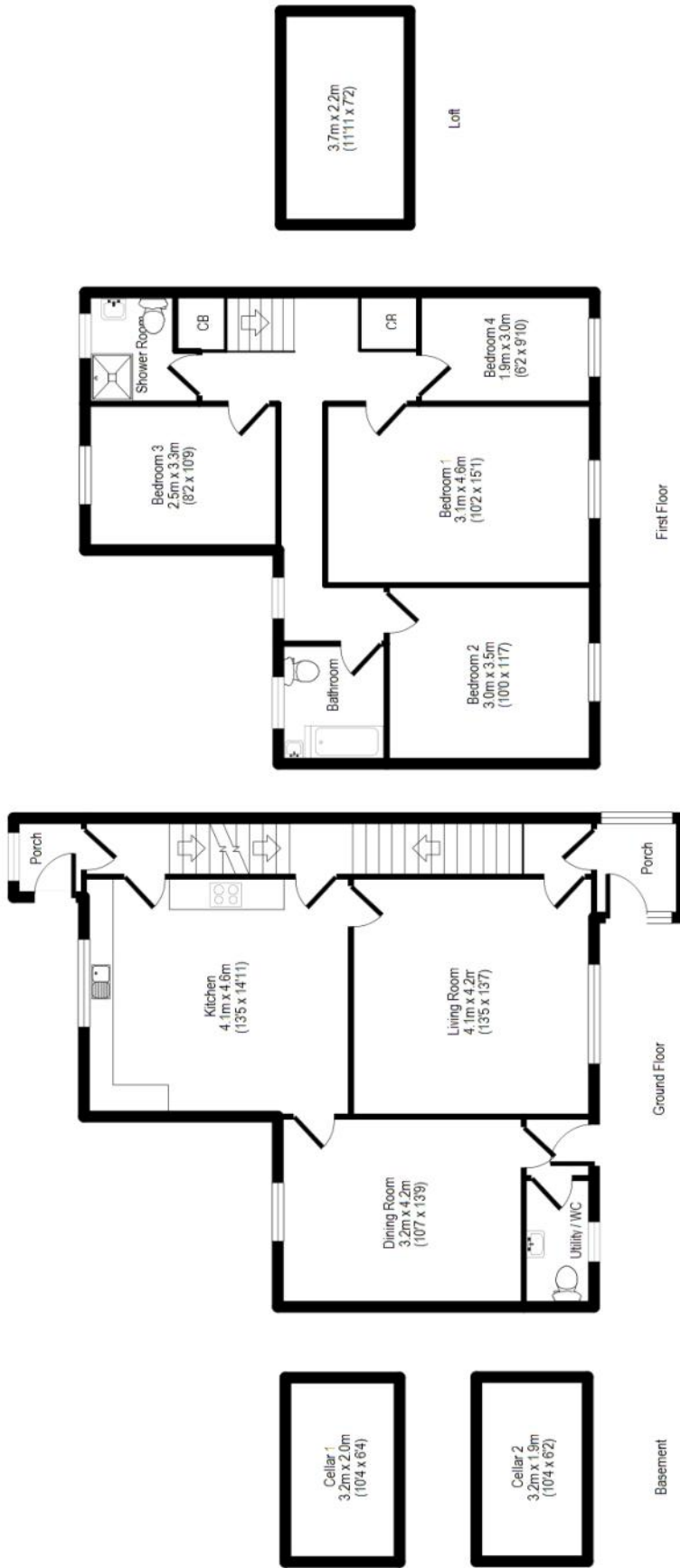


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To the front of the property, you will find a large block paving driveway which can easily fit two

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APPROX GROSS INTERNAL FLOOR AREA: 144 sq. m / 1552 sq. ft



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