

MARSH & MARSH PROPERTIES

1 Sandmoor Gardens, Shelf, HX3 7LR

£300,000



****ATTENTION ALL YOUNG AND GROWING FAMILIES**** Situated on a cul-de-sac in the much sort after and convenient location of Shelf, where local amenities including highly regarded local schools are all within walking distance. This extended semi-detached **FOUR BEDROOM** family home is presented to a good standard throughout. As expected with a modern-day property, you will find a stylish kitchen installed in 2019 along with high spec integrated and built-in appliances along with a new combinational boiler installed in 2022. An internal inspection comes strongly advised to fully appreciate the size of this property. In brief the property comprises of a spacious lounge, second reception/snug, a dining kitchen, office/study with secure access to an integral garage all to the ground floor. The house bathroom and four bedrooms (Master bedroom with an en-suite shower room and dressing room) are all to the first floor, along with access to the storage loft space. Externally you will find two drives to provide parking for two vehicles, an open front garden, and an enclosed rear garden.

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LIVING ROOM 4.8 x 4.2m (15'7 x 13'9)



OFFICE/STUDY 3.0 x 2.0m (9'10 x 6'4)



Enter the property via a double glazed composite front door and into the entrance and spacious main living area with an open staircase, feature fireplace with marble half and traditional cast iron back, under stair storage, radiator, and front UPVC bay window.

A useful room which provides secure access to the integral garage. There is a radiator and a UPVC window which looks out onto the rear garden.

SECOND RECEPTION/SNUG 3.0 x 5.0m (9'10 x 16'4)

A spacious room which can be for many uses including a large dining room for those family gatherings. To complete this room there is a radiator and a UPVC window.

DINING KITCHEN 4.8 x 2.8m (15'7 x 9'0)

With a wide range of modern wall and base units, this stylish kitchen boasts ample storage space along with integrated appliances to include a dishwasher, washing machine, fridge, and a freezer along with a built-in Cooke and Lewis induction hob with a stylish cooker hood, Bosch oven and matching microwave oven. Set within the worktops is an asterite sink with a chrome mixer tap and splash back tiles. To complete the

room to a high spec is a designer anthracite radiator, dimmer ceiling spotlights, rear UPVC window and French doors put in 2023.



LANDING

An open staircase leads up from the lounge where you will find a useful storage cupboard and loft access via a pull-down ladder.

BEDROOM ONE 3.2 x 4.8m (10'4 x 15'8)

A generously size master bedroom with tasteful décor. To complete this room is a radiator and a UPVC window to the rear with reaching views including Emley Moor mast.



DRESSING ROOM



A dressing room links the Master Room to the ensuite shower room. To complete this room there is a radiator and a UPVC window.

EN-SUITE SHOWER ROOM



An En-suite with a walk-in shower cubicle with handheld and rainfall power shower, pedestal sink with a chrome mixer tap, low flush toilet. Completing the room to a high spec there is a towel radiator, tasteful wall and floor tiles, extract fan, and UPVC window.

BEDROOM TWO 2.7 x 4.2m (8'8 x 13'9)



A double bedroom with a radiator and UPVC window.

BEDROOM THREE 2.7 x 2.8m (8'8 x 9'0)

A double bedroom with a radiator and a UPVC window that boasts far reaching views.



BEDROOM FOUR 2.0 x 1.9m (6'8 x 6'0)



A single bedroom with a radiator and a UPVC window with far reaching views.

BATHROOM



A three-piece suite comprises of a bathtub with an electric shower and a bi-folding shower screen, pedestal sink and low flush toilet. Completing the room are tasteful wall tiles, useful storage cupboard, chrome towel radiator, and UPVC window.

LOFT 4.8 x 4.6m (15'10 x 15'1)

A fully boarded attic provides an excellent storage space with lighting which is accessed via a pull-down ladder from the landing area. Here you will find the Worcester Bosch boiler installed 2022.

INTEGRAL GARAGE 3.3 x 6.9m (10'9 x 22'9)

A larger than average garage that offers ample overhead storage as well as power and lighting, an up and over garage door, tap, and UPVC French doors to the rear.

REAR GARDEN



A well-presented and enclosed garden with both decking on lawn areas, three raised sleeper bedding areas, external lighting, external tap, and socket.

FRONT GARDEN

A well-presented front garden with mature plants and shrubs to the border. A driveway to both the

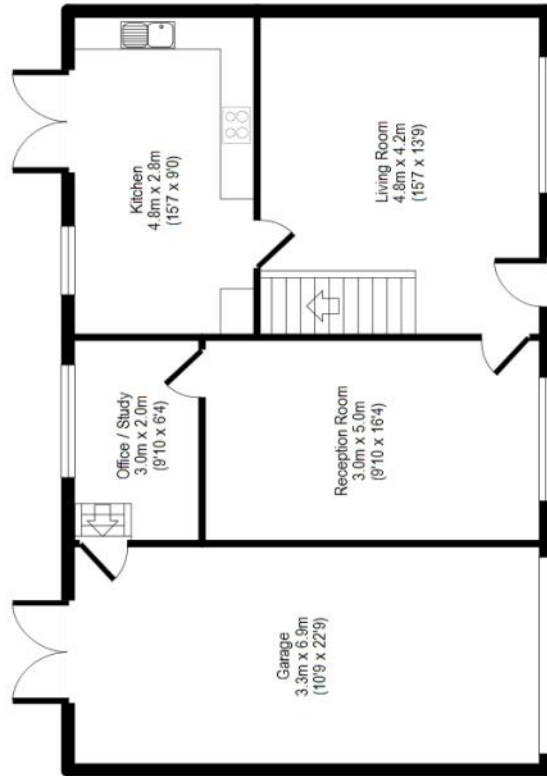
front and side of the property.



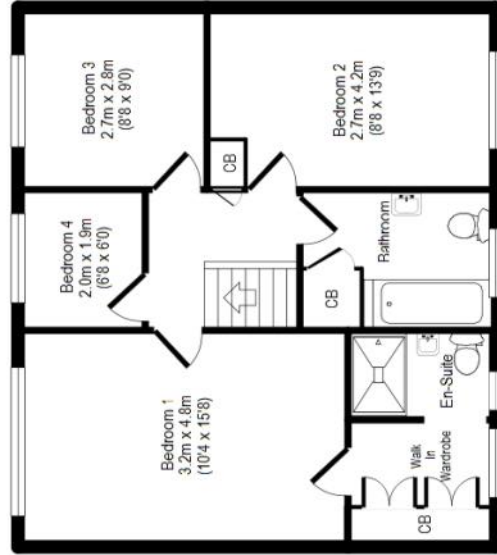
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Ground Floor



First Floor



154 sq. m / 1653 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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