

# MARSH & MARSH PROPERTIES

*9 Vine Close, Clifton, HD6 4JS*

*£450,000*



This property is truly a rare and exciting gem. A fantastic family home; when you step inside you will certainly fall in love and see the potential of this ideal forever home. Situated on a peaceful and quiet cul-de-sac, in the highly sought after Clifton village, benefitting from a fantastic outlook to the front elevation. The property features surrounding gardens that have been well tended and landscaped to create a private and picturesque surrounding. A private patio and decked area offer the perfect place to entertain, sit back and relax or for a family barbeque. The property features ample driveway parking for 4+ cars, with an additional two secure parking spaces in the integral garage. As soon as you arrive you will notice the special nature of this property that only grows when you step inside.

Internally this property offers a large amount of space throughout, lending itself to a family, professional couple or someone looking for a generous and highly functional home. The property is light and bright and certainly has a good feeling that makes you feel welcome and at home. With its spacious living room, well-appointed dining kitchen, spacious and sturdy conservatory (that opens out onto the private decking area), four good sized bedrooms (all with space for a double bed and three with fitted wardrobes), house bathroom and separate shower room.

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The property also benefits from a hidden storage under dwelling that doubles as a utility room. The under dwelling not only provides additional storage space but also easy access to the underside of the property (ideal for maintenance and renovation; a rare treat that certainly adds a unique factor to this family home.

Its well-connected position provides quick and easy access to the M62 motorway, in 5 minutes, offering easy links to the major cities of Manchester, Leeds and Bradford. The local outstanding primary schools and good secondary schools are all within an easy commute. Brighouse town centre, being only a 10-minute walk, provides access to its excellent shops and services with a charming community spirit. Brighouse train station provides regular services to the local towns and cities, including the Grand Central service.

Owing to the fantastic number of unique features on offer with this beautifully presented family home, including its highly sought after location, spacious internals and ample storage areas, an appointment to view is essential.

From the front of the property a uPVC double glazed door opens into the

### **PORCH**

A welcome reception to the property that offers a barrier from the external aspect to the internal. The porch features a carpeted floor, wall mounted coat hooks, frosted uPVC double glazed window to the front elevation and central light fitting.

From the porch a wooden door opens into the

### **MAIN HALLWAY**

A large and welcoming hallway that creates a charming first internal impression to the property. With its carpeted floor, central light fitting, single radiator and alarm control panel.

From the hallway wooden doors open into the

### **LIVING ROOM**

A rather large and spacious living room that creates the perfect central hub for the property and ideal family communal space. This spacious

room offers access into the hallway, dining kitchen, conservatory and second hallway. The living room offers ample space for a large suite along with additional furniture. The room is bathed in natural light owing to two uPVC double glazed windows to the side elevation, in addition to the window into the conservatory and sliding uPVC double glazed doors into the conservatory. A modern style electric fireplace is situated on a granite hearth and with a wooden mantelpiece that offers a charming central feature for the whole room. With a carpeted floor, cornice to ceiling, ceiling rose, central light fitting, two double radiators and a television access point.



### **DINING KITCHEN**





The large and open dining kitchen is the ideal place for any culinary enthusiast, owing to the solid rare earth work surfaces that extend in a “U” shape to three external walls, all with either over or under counter cupboards and drawers that provide plenty of storage space. The room is well lit with numerous ceiling, inset, spotlights and uPVC double glazed windows to the front (providing a charming view of the valley beyond) and side elevations. A door to the side elevation offers access to the garden. The rear corner of the room offers ample space for a large family dining table. With an integrated five ring gas hob, integrated double oven, extractor hood, double radiator, fitted dishwasher, space for a fridge/freezer and a 1 ½ sink with stainless steel mixer tap.

### CONSERVATORY



The conservatory offers a fantastic multi-purpose room for the property. Being ideal for a formal dining room, sitting room or just a place to sit back and relax. The conservatory benefits from three solid walls and with a uPVC roof and uPVC double glazed windows to one side that overlook the decking and provide access via sliding doors; a usable room throughout the year owing to its solid structure and a welcome addition to the property.

The room offers ample space for a family dining table with space for seating and additional furniture. With a wood laminate floor, ceiling inset spotlights, double radiator and wall mounted light fittings.



From the living room a wooden door provides access into the

### REAR HALLWAY

A second hallway that offers access throughout the sleeping area of the property. With a carpeted floor, uPVC double glazed window into the conservatory, central light fitting, fitted airing cupboard (with storage space above), space and loft access hatch.

From the rear hallway wooden doors open into

### BEDROOM 1

A large and spacious master bedroom that will certainly impress and delight. The room is beautifully bathed in natural light owing to the uPVC double glazed window to the side elevation and large uPVC double glazed sliding doors that open directly out onto the private decking, the perfect place to walk out in a morning. The room also features a wall length set of fitted wardrobes, all with mirrored sliding doors. The room offers

plenty of space for a king sized bed along with additional furniture. With a carpeted floor, central light fitting and double radiator.



The second bedroom offers a generous amount of space, with plenty of room for a double bed along with additional bedroom furniture. A set of fitted wardrobes offers additional storage space. With a carpeted floor, single radiator, central light fitting and uPVC double glazed window to the rear elevation.



### BEDROOM 3



Again, offering space for a double bed with additional furniture. Bedroom three also features a set of fitted wardrobes to one side. With a carpeted floor, single radiator, central light fitting and uPVC double glazed window to the rear elevation.

### BEDROOM 2



From the main hallway a wooden door opens into

### BEDROOM 4



Bedroom four is utilised as an office space, in addition to also providing room for a double bed; the ideal space for a work from home office, child's room or guest bedroom. The room features a uPVC double glazed window into the conservatory. With a carpeted floor, central light fitting and single radiator.

From the rear hallway a wooden door opens into the

### HOUSE BATHROOM



A sizable house bathroom that features a large whirlpool style corner bath, over bath shower, pedestal washbasin, low flush toilet, frosted uPVC double glazed window to the side elevation, towel radiator, splashback tiling, vinyl flooring and ceiling inset spotlights.

From the main hallway a wooden door opens into the

### SHOWER ROOM

A well laid out shower room that offers a highly functional space. With a walk-in style shower cubicle, electric shower, pedestal washbasin, close coupled toilet, storage cupboard, two frosted uPVC double glazed windows to the front

elevation, stainless steel towel radiator, ceiling inset spotlights, splashback tiling, vinyl floor and extractor fan.



### GARDENS



The gardens for the property is certainly something special and unique. To the front of the property is a beautifully landscaped flowerbed and shrub garden that not only presents the ideal first impression but certainly enhances the kerb appeal. The front garden has pathways that lead to the doorways onto the property.

To either side of the property are long lawned gardens that reach to the far end of the land, both with bordering hedge creating a private space.





## PARKING & GARAGE



To the rear of the property is a large shrub garden that not only enhances the privacy of the property but also offers a charming backdrop. The rear garden is sloped with steps that lead up to the rear hedge with a gate leading out onto New Street. For anyone with green fingers this is an excellent addition to the property and offers a large amount of potential.

To the rear of the garage, and accessed via a wrought iron gate, is the private patio garden; ideal for sitting out or having a barbeque. The patio leads onto the raised decked area to the front of the conservatory, a real sun trap and private space, ideal to sit back and relax.

To the front of the property is a driveway that offers ample parking for up to four cars.



To the rear of the drive is the large double garage offering additional parking for two cars. The garage has an electric roller shutter and receives ample natural light from four uPVC double glazed windows to the front and side elevations. The garage has a central light fitting and power outlet available.

From the garage a wooden door opens into the

### UNDER DWELLING



The under dwelling part of the property is a real excellent addition to the house. Offering a large amount of storage space that extends throughout the underside of the property. It also provides

easy access to pipework and electrical wiring should any alterations be required. Part has been converted into a utility area with plumbing for a washing machine and featuring laminated work surfaces, with cupboard storage, and a 1 ½ sink. The under dwelling has plenty of light fittings throughout for illumination.



### 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.

### **DIRECTIONS**

What3words: [///moons.plenty.given](https://www.what3words.com/#!/moons.plenty.given)

Google Plus Code: P62Q+X7 Brighthouse

For sat nav users the postcode is: HD6 4JS

### **MORTGAGE ADVICE**

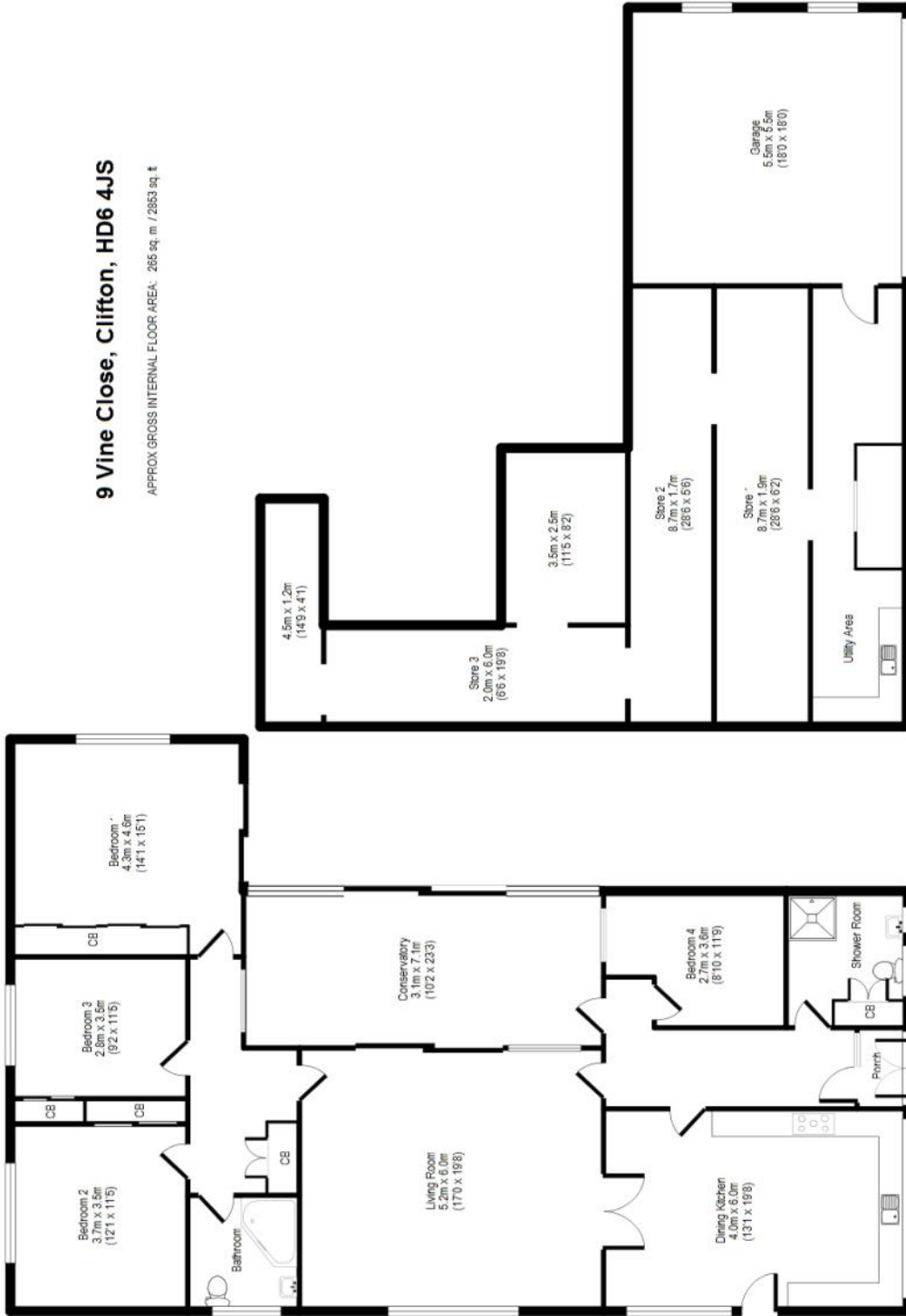
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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# 9 Vine Close, Clifton, HD6 4JS

APPROX GROSS INTERNAL FLOOR AREA: 265 sq. m / 2853 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 of any contract or warranty.

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