

MARSH & MARSH PROPERTIES

18 Church Street, Hightown, Liversedge, WF15 8HR

£315,000



****ATTENTION ALL YOUNG/GROWING FAMILIES**** A THREE BEDROOM DETACHED family home situated on quiet cul-de-sac in Hightown. This property boasts a well-presented garden with a pergola and a useful office space in the converted garage as well as being just a five-minute walk from a local school. The property is presented to a good standard throughout and deserves an internal inspection to fully appreciate what is on offer. There is quick and easy access to the M62 corridor for all who commute to work. In brief on the ground floor, you will find an entrance hall, cloakroom, a spacious lounge, a kitchen dining room, and a converted garage that is now an office and utility room. On the first floor, there are three double bedrooms and a stylish four-piece bathroom suite. Externally, to the side you will find a well-presented enclosed garden with both a stone flagged and wooden decking area. To the rear there is a block paved yard and to the front there is a block paved gated driveway.

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

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ENTRANCE HALL



Enter the property via a UPVC door and into the entrance hall with an open staircase that provides useful under stair storage. There is a cloakroom as well as a radiator, alarm system and a UPVC window.

CLOAKROOM



A cloakroom with a low flush toilet and a wall mounted sink. To complete this room there is a radiator, extractor fan, and UPVC window.

LIVING ROOM 3.9 x 4.9m (12'9 x 16'0)



A spacious lounge with tasteful décor that boasts a media wall with space for a TV and fire. To complete this room there is coving, ceiling

spotlights, internal French doors leading to the dining area, and UPVC patio doors to the side garden.



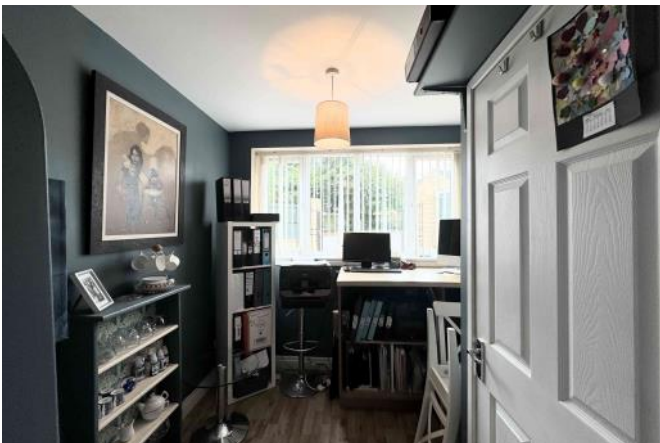
KITCHEN / DINING AREA 2.3 x 7.0m (7'8 x 23'1)





A kitchen with white base units, one and a half sink with a chrome mixer tap and splash back tiles, and a breakfast bar. Along with a built-in wine fridge, a large Belling oven with a hob and extractor fan there is space and plumbing for a dishwasher and a fridge. To complete this room there is a fitted bench, useful shelving, ceiling spotlights, and a UPVC door and two UPVC windows.

OFFICE



A useful space currently utilised as an office with a radiator and a UPVC window.

UTILITY



A utility room with space and plumbing for a

washing machine and a dryer, which homes the combination boiler and provides access to the rear yard via a wooden door.

LANDING

An open staircase leads up from the entrance hall with a Velux window above. The landing also provides access to the loft.

BEDROOM ONE 3.7 x 4.1m (12'1 x 13'5)



A large double bedroom with ceiling spotlights, a radiator and a UPVC window.

BEDROOM TWO 2.6 x 4.1m (8'6 x 13'5)



A double room with ceiling spotlights, a radiator, and two Velux windows.

BEDROOM THREE 2.7 x 3.2m (8'10 x 10'4)



A small double/single room with ceiling spotlights, a radiator, and a UPVC window.

BATHROOM 2.6 x 3.2m (8'6 x 10'4)



A four-piece suite comprising of a freestanding bathtub with handheld power shower, a glass shower cubicle with handheld power shower above, a low flush toilet, and a pedestal sink. The walls are tiled and there is a fitted cabinet, ceiling spotlights, and a Velux window.

EXTERNAL



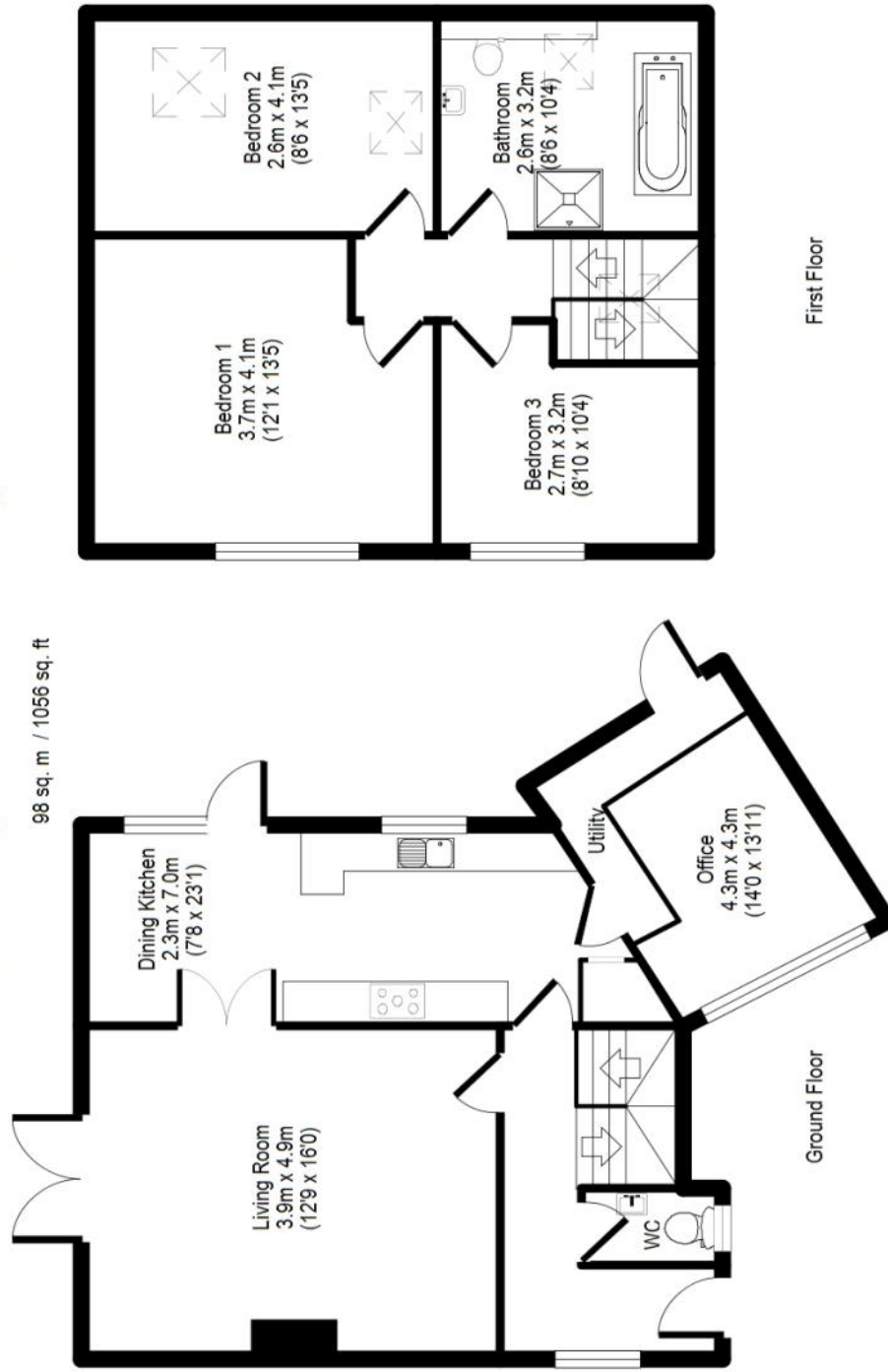
To the side you will find a well-presented enclosed garden with a stone flagged patio, and wooden decking with a pergola. To the rear, there is an enclosed block paved yard. To the front, there is a

gated block paving driveway with space for two vehicles as well as two side passages one that leads to the rear garden and the other used as a bin store.



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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.

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