

# MARSH & MARSH PROPERTIES

25 Shaftesbury Avenue, Woodhouse, HD6 3TW

£375,000



A property such as this certainly turns heads. This four bedroomed, semi-detached, house is situated on a large corner plot, at the head of Shaftesbury Avenue, in the highly sought after and well regarded area of Woodhouse. A quiet and peaceful residential location, twinned with pleasant surroundings, creating a welcoming approach when you first arrive at the property. The house features surrounding gardens, with a large and enclosed lawned garden to the front elevation, flower beds (with a well-stocked pear tree) to the side elevation and a low maintenance patio seating area to the rear. A perfect family home and certainly one that will impress and delight.

Internally the property will certainly impress, with four spacious bedrooms and with potential to create a fifth (utilizing the loft area). This is a real family home and a 'TARDIS' - feeling larger internally, with such a well thought out use of space on offer. As soon as you step inside you will find a welcoming porch leading to the beautifully presented entrance hallway, newly renovated and open plan living room/ dining kitchen, utility room, family room (gym), family bathroom, dressing room and downstairs WC. Anyone looking for a large property, with room to spare, will find this house of special interest.

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The property benefits from being in the catchment area of numerous outstanding primary and good secondary schools, all within a short commute. It also has excellent transport links, with easy access to Brighouse and Huddersfield town centres and access onto the M62 motorway offering easy access to Leeds, Bradford and Manchester. Also, within walking distance, is Brighouse train station with cross Pennine connections and a regular London train service. The local area seems calm and peaceful and has some amazing walks in the local Bradley Wood scout camp, just a stone's throw away.

Owing to the numerous outstanding features on offer, realistic price and location, an early appointment to view is essential to avoid missing out on this rare opportunity.

From the front driveway a composite door with double glazed panels opens into the

### ENTRANCE PORCH



A fantastic addition to the property, providing a barrier from the external to internal aspects. The flooring of the porch is a hard wearing matting, perfect for a reception area. The porch provides a good storage area for shoes and coats, keeping the hallway clear. With uPVC double glazed windows to the front and side elevations and a central light fitting.

From the porch, a uPVC door opens into the

### HALLWAY

A grand, spacious and welcoming hallway that has been well decorated and is kept bright by two central light fittings, to the opposite ends of the hallway, as well as a safety glass panel into the

porch. The hallway also has a large under stairs cupboard; a convenient storage space. With quality wood laminate flooring and a covered single radiator.



From the entrance hall, a wooden door opens into the

### LIVING / DINING KITCHEN

This space is the real pièce de résistance of the property. Having been expertly converted and renovated to be an open plan style living/dining/kitchen space, offering a natural flow throughout the main living area, perfect for family life, entertaining or enjoying a modern lifestyle. This large room has three distinct areas:





The Living Area offers ample space for a three piece suite, along with additional furniture. The chimney breast has been utilised as a media wall with mounted TV and space in an alcove for media equipment/centre. The room receives ample natural light from the front elevation via its uPVC double glazed window. With a wood laminate floor, numerous ceiling inset spotlights, double radiator and television access point.



The Kitchen Area is a well laid out and stylish space that features a large set of quartz work surfaces, all with under counter cupboards and drawers, that offers plenty of work space. Its open plan nature means, even when cooking, you feel integrated into family life. The kitchen is well

illuminated via numerous ceiling inset spotlights in addition to the uPVC double glazed window to the rear elevation. With its range style cooker unit, modern style extractor, integrated dishwasher, inset stainless steel sink, stainless steel mixer tap, fitted fridge/freezer and glass splashback.



The Dining Area offers ample space for a family dining table. The room is well lit from natural light owing to the large uPVC double glazed windows to the rear elevation, with French doors leading out to the rear. There are ceiling inset spotlights in addition to a central down light over the table area. With a wood laminate floor and double radiator.



From the living/dining kitchen a wooden door opens into the

### UTILITY ROOM



Another fantastic addition to the property offering additional work space. The room has plumbing for both a washer and dryer, as well as the added advantage of space for an extra fridge or freezer. The room has excellent storage potential, with under counter cupboards. With a uPVC double glazed window to the rear elevation, uPVC door to the side elevation, wood laminate flooring, stylish circular washbasin, omni-directional ceiling mounted spotlights and a Vaillant condensing combi boiler.

From the utility room a wooden door opens into the

### WC

Neatly tucked away, this downstairs WC has a close coupled toilet, wood effect tiled flooring, central light fitting, washbasin and extractor fan.

From the hallway a wooden door opens into the

### FAMILY ROOM



A fantastic addition to the property, currently

used as a home gym and has the potential to be changed into a separate dining room (should a new occupier so wish) or family snug. The room is again light and bright owing to the uPVC double glazed window to the front elevation and the uPVC double glazed French doors to the side elevation. There is a large amount of storage space due to the fitted cupboard to the rear of the room. With wood laminate flooring, wiring for a TV, double radiator and a central light fitting.



### LANDING

A tastefully decorated landing with central light fitting, loft access hatch and fitted carpets.

From the landing, wooden doors lead into the

### BEDROOM 1





A beautifully presented master bedroom that makes excellent use of the views to the rear of the property via a large uPVC double glazed window. The room has ample space for a king sized bed and wardrobes, as well as other furniture. With beamed ceiling, central lighting, fitted carpets and double radiator.

### BEDROOM 2



Similar in size to the master bedroom that is kept light and warm owing to the uPVC double glazed window to the front (south) elevation. The room offers ample space for bedroom furniture, as well as an extra fitted cupboard to the rear of the room. With beamed ceiling, central lighting, fitted carpets and double radiator.



### BEDROOM 3



A spacious third bedroom overlooking the garden to the rear of the property; perfect for a child's bedroom or as a spare room. This bedroom has ample space for a double bed and offers plenty of storage, owing to the wall inset shelving to one end of the room. With uPVC double glazed window, double radiator, central lighting and fitted carpets.

### DRESSING ROOM & BEDROOM 4

A fantastic addition to the property is the dressing room that leads into bedroom four. The room would also be perfect as an office or as a teenager's own space adjoining their bedroom.

Kept light and bright by a uPVC double glazed window to the front elevation as well as a central light fitting. The room has a large amount of storage space with fitted cupboards over the stairs. With double radiator and fitted carpets.



An open doorway and small staircase leads down to the lower level bedroom area.



A good sized bedroom with a large uPVC double glazed window to the front elevation, making the most of the south facing view. With wall fitted shelving, fitted carpets, central light fitting and double radiator.



## FAMILY BATHROOM



A spacious family bathroom that has been tastefully decorated with complementing tiles on both the walls and floor. The room is kept light and bright owing to the ceiling mounted spotlights and the frosted uPVC double glazed window to the rear elevation. To the rear corner is a large panel bath that also has a wall mounted, plumbed, shower fitting with curved glass splash guard. The floor of the bathroom has had extra insulation fitted to reduce sound. With vinyl ceiling, pedestal washbasin, close coupled WC, towel radiator and wall mounted, mirrored, medicine cabinet.

## LOFT SPACE

A fantastic storage space that affords stunning views of the surrounding area over Woodhouse and across the valley. A fully carpeted room with fitted cupboards, drawers and with extra eaves storage space. With two light fittings and Velux window.

## GARDEN

To the front of the property is a large picturesque lawned garden with shrub and flowerbed border surround with sleepers with inset spotlight inserts. The front garden offers a charming first

impression upon arriving at the property and certainly enhances the kerb appeal. The front garden's enclosed nature creates a highly usable space and, owing to a decked seating space to one side, offers a charming place to sit back and relax.



To the side of the property, bordering the driveway, is a raised flowerbed with a bountiful pear tree.



To the rear of the property is a low-maintenance patio garden with wooden pergola offering the ideal place to entertain, sit out and relax or even have a barbeque. To one side of the rear garden is a shed. To the edge of the property is a raised decked area that leads up to the edge of the property and the French doors into the dining area.



#### **PARKING**



A large and long sweeping, gated, driveway offers ample parking for 4+ cars.

#### **GENERAL**

The property has the benefit of all mains services,

gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

#### **TO VIEW**



Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

#### **LOCATION**

What3words: [///racing.work.allows](#)

Google Plus Code: M6QC+P3Q Brighouse

For sat nav users the postcode is: HD6 3TW

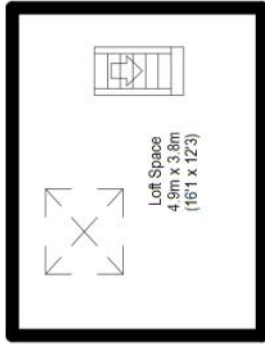
#### **MORTGAGE ADVICE**

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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