

MARSH & MARSH PROPERTIES

10 Yew Park, Hove Edge, HD6 2QF

£549,950



This is truly something exceptional that certainly requires special attention in order to be fully appreciated. Nestled down a private road, in the heart of the highly sought after and well regarded Hove Edge village, is this three bedroomed, semi-detached, property. Its impressive and imposing frontage offers a grand and spacious property which has plenty on offer that will immediately impress from the moment you arrive. The front of the property offers driveway parking for two cars that is adjacent to its single garage offering additional secure parking and storage. To the rear of the property are the stunning gardens, featuring a decking seating area, patio section and a large lawn that leads down to the far end with a high quality garden room, ideal for a work from home office or studio.

Internally the property will continue to impress, being offered in a well maintained condition throughout that offers a classic and timeless style. The house offers large rooms and plenty of communal space that will certainly suit a growing family or professional couple looking for a large property. With its well-appointed breakfast kitchen, modern and stylish living room, open dining room, front conservatory, sitting room/study, garden conservatory, larder, ground floor WC, three spacious double bedrooms (one with en-suite and one with a balcony that affords a stunning view over the garden and the surrounding area), house bathroom and a boarded storage loft. With so much on offer this property is one that certainly requires an inspection to fully appreciate its massive potential.

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Benefitting from a well-connected position, with Brighouse town centre just a 20 minute walk away. There are also excellent country walks within a couple of minutes' walk onto Sutcliffe Wood Lane. The property is only a 6 minute drive from the M62 motorway offering excellent transport links to the major cities of Leeds, Huddersfield, Manchester and Bradford. Brighouse town centre offers a range of shops and amenities, well serviced bus and train stations - including access to the Grand Central train service. The property is also within the catchment areas of the local good primary and secondary schools.

An opportunity such as this does not present itself often; with its large and well-presented internal aspect and gorgeous gardens. Therefore, an appointment to view is highly encouraged in order to fully appreciate this rare gem.

From the side of the property a high quality composite door opens into the

KITCHEN



A well-presented and stylish breakfast kitchen that creates a charming reception from the moment you step inside the property. A light and bright space owing to the numerous ceiling inset

spotlights in addition to the uPVC double glazed window to the front elevation. The kitchen features laminated work surfaces to three walls, one of which extends to create a breakfast bar, by the large open window into the dining room, that offers plenty of work space. With a large range style cooker unit, stainless steel extractor, double radiator, splashback tiling, vinyl click flooring, fitted dishwasher, cornice to ceiling and a 1 ½ sink with stainless steel mixer taps.



From the kitchen a wooden door opens into the

HALLWAY

An open hallway that provides access throughout the ground floor. With a carpeted floor, picture rail, cornice to ceiling, two under stairs cupboards (one being utilised as a utility room), central light fitting and a frosted uPVC double glazed window to the side elevation.

From the hallway a wooden door opens into the

DINING ROOM

A spacious dining room that offers not only ample space for a large family dining table but also room for a three piece suite to create another sitting room, perfect for family meals or entertaining.



The room benefits from a wood burning stove, on a stone hearth, that offers the perfect central feature for the whole room. The opening into the kitchen is an ideal feature, creating an open plan feel and improving sociability and communication whilst working in the kitchen. With two central light fittings, carpeted floor, cornice to ceiling, dado rail, double glazed windows into the front conservatory and two double radiators.

From the dining room a double glazed door opens into the

FRONT CONSERVATORY

Providing a small, private space to the front elevation; ideal as a reading room or a place to sit

back and relax, tucked away from the main areas of the property. With a uPVC double glazed construction, uPVC double glazed door to the front elevation, wooden floor and fitted blinds.



From the hallway a wooden door opens into the

LIVING ROOM



A beautifully presented, stylish and modern living room that offers ample space for a three piece suite. The living room is bathed in natural light owing to the uPVC double glazed, full height, windows to the front elevation and French doors that open out onto the rear decking. A gas fire, on a granite hearth and with mantelpiece, offers a charming central feature for the room. With a

carpeted floor, ceiling rose, cornice to ceiling, modern style LED light fitting, vertical modern style radiator and a television access point.



To the rear of the sitting room is an opening that leads directly into the

From the hallway double doors open into the

STUDY/SITTING ROOM



Another fantastic addition to the property, this space is ideal for use as a second reception room, study or sitting room, offering a variety of uses depending on the owner's needs. A large opening to the rear opens into the conservatory creating an open feeling for the room. With a carpeted floor, double radiator, cornice to ceiling, central light fitting and a frosted uPVC double glazed window to the side elevation.

GARDEN CONSERVATORY



The perfect place to sit back and enjoy the garden no matter the weather or time of year, in a light, bright and well finished conservatory. A corniced ring of spotlights offers plenty of lighting for night time use and the numerous surrounding double glazed windows presents the perfect view of the gardens. A set of French doors open out onto the decking to the rear of the property. With a vinyl click style flooring, double radiator and fitted blinds to all windows.

From the hallway wooden doors open into the

LARDER



An excellent addition to the property that is rarely seen and yet offers so much. The larder features large sliding cupboards offering plenty of storage space, coat hooks to one side and space for a large fridge and freezer to the far end. With vinyl click flooring, central light fitting and under floor access hatch.

WC



Another fantastic addition to the property is the ground floor toilet offering additional facilities. With a wood laminate flooring, low flush toilet, pedestal washbasin, single radiator, tiled splashbacks, central light fitting and a frosted uPVC double glazed window to the side elevation.

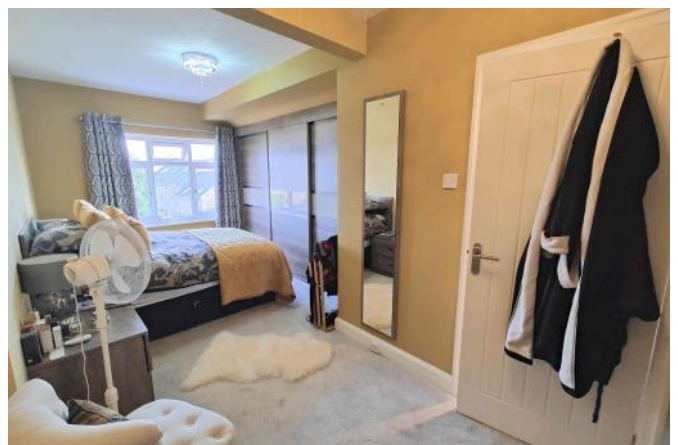
From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, frosted uPVC double glazed window to the side elevation and central light fitting.

From the landing a wooden door opens into

BEDROOM 1



A large master bedroom that features ample storage space owing to two sets of fitted wardrobes to opposite ends of the room. The

master bedroom presents ample space for a king sized bed along with additional bedroom furniture. With two central light fittings, double radiator, uPVC double glazed window to the rear elevation and a carpeted floor.

From bedroom 1 a wooden door opens into its

EN-SUITE



A neatly laid out en-suite shower room that makes excellent use of the space on offer to create a highly functional room. With its alcove inset shower cubicle, vanity inset washbasin, close coupled toilet, frosted uPVC double glazed window to the side elevation, tiled walls, tiled floor, omni-directional ceiling spotlights and an extractor fan.

From the hallway wooden doors open into

BEDROOM 2

Another large bedroom that again offers space for a king sized bed. The room features a wall length set of fitted wardrobes offering ample additional storage space. A set of large uPVC double glazed sliding doors open out onto a balcony overlooking the rear garden and the far reaching views beyond. The balcony has a glass frontage and is

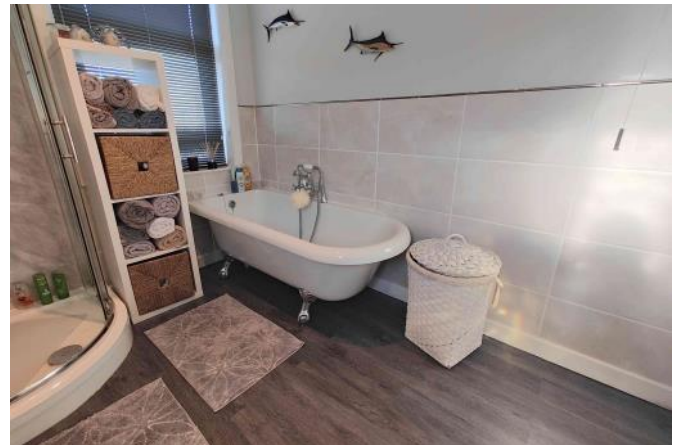
situated above the living room. With a carpeted floor, central light fitting and a vertical modern style radiator.





plenty of storage space in addition to a carpeted floor, wall mounted light fittings, central light fitting and a double radiator.

BATHROOM



BEDROOM 3



Again, a large bedroom featuring space for a king sized bed. A fitted wardrobe surround provides

A stunning house bathroom that offers a highly functional space, perfect for sitting back and relaxing after a long day. With a Victorian style slipper bath, corner shower cubicle, pedestal washbasin, low flush toilet, two uPVC double glazed windows to the front and side elevations, tiled walls, vinyl flooring and central light fitting.

From the landing a pull down ladder leads up to the

LOFT

A boarded loft, with central light fitting, that offers additional storage space.

GARDENS

To the rear of the property are the beautifully maintained gardens, offering a peaceful place to sit back and relax. Its fully enclosed nature offers the ideal space for children or pets to play in a secure environment. To the edge of the property is a raised decked area, ideal for patio furniture. Steps lead down to a patio, perfect for a

barbeque. The main area is a large lawned section that leads down to the far end of the garden. At the far end is a second patio area that houses the hot tub that comes with the property. In the opposite corner is the high quality garden room.



GARDEN ROOM

A fantastic addition to the property, ideal for a work from home office, studio or workshop. The room has two double glazed windows and large bi

-folding doors that offer a fantastic outlook.



To the rear of the garden room is a lockable storage room, ideal for garden furniture or tools.



PARKING & GARAGE



To the front of the property is driveway parking for two cars.

A single garage offers an additional secure parking space.

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.

LOCATION



What3words: ///joins.dent.faces

Google Plus Code: P672+JCQ Brighthouse

For sat nav users the postcode is: HD6 2QF

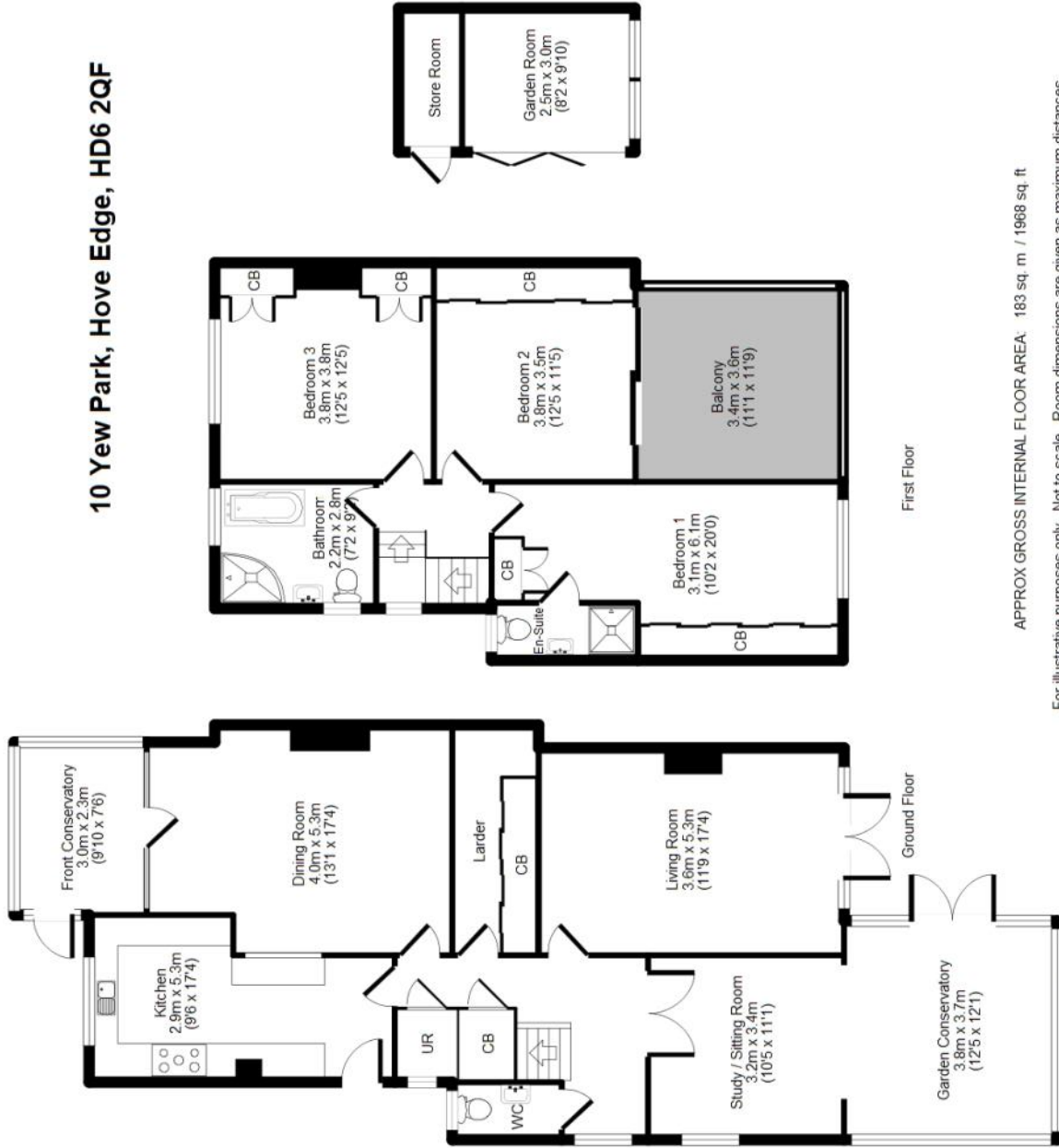


MORTGAGE ADVICE

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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APPROX GROSS INTERNAL FLOOR AREA: 183 sq. m / 1968 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.

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