

MARSH & MARSH PROPERTIES

74 Caldercroft, Elland, HX5 9AY

£285,000



If you are looking for a fantastic and well-presented family home, situated at the head of a quiet and peaceful cul-de-sac, on the outskirts of Elland, this will certainly be of particular interest for you. The house backs onto grassland and trees that offer a charming backdrop to the property and a pleasant outlook. The house benefits from a low-maintenance, decked, rear garden that offers a fantastic place to sit out and relax in a private and secluded setting. The house also benefits from a single garage with driveway parking to the front elevation. A pebbled front garden offers a charming kerb appeal for the house, which can also be used as additional parking.

Internally the property is beautifully presented, offered with a modern style and décor throughout, offering the potential to move in with little to no work required. Its natural flow throughout the living areas on the ground floor create a modern feel that enhances its highly functional nature. With its welcoming living room, well-appointed kitchen, spacious dining room/conservatory, three bedrooms (two with ample space for a double bed), bathroom, basement under room, separate shower room and storage area. With so much potential this property will make an ideal home for someone looking for a house with room to grow.

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

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This property's location provides good access for the M62 motorway with its cross Pennine connections to Manchester as well as Bradford and Leeds. The property, being situated between Brighouse and Halifax, provides a choice of train stations, with good local and national connections, including the Grand Central train service to London. It also benefits from being within a short distance of an outstanding primary and good secondary schools.

Owing to the fantastic features, charming location and potential that this property has to offer, an early appointment to view is essential in order to fully appreciate this gem.

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

HALLWAY

A welcoming reception as you step inside the property, with wood hardwood flooring, single radiator, uPVC double glazed window to the side elevation and central light fitting.

From the hallway a wooden door opens into the

LIVING ROOM



A spacious and bright living room that is well illuminated owing to a uPVC double glazed bay window, to the front elevation, in addition to the central light fitting. An under stairs cupboard offers plenty of additional storage space for this room. An electric fireplace, on a granite hearth and with wooden mantelpiece, offers a fantastic central feature for the whole room. With a cornice to ceiling, hardwood flooring, single radiator and a television access point.



From the living room an opening to the rear of the room leads directly into the

BREAKFAST KITCHEN



A well-presented and highly functional breakfast

kitchen which benefits from laminated work surfaces to three walls, all with over and under cupboards and drawers, offering additional storage space. There is room to one side of the kitchen for a breakfast bar/table with ample additional space. With an integrated oven, integrated hob, extractor hood, single radiator, plumbing for a washing machine, splashback tiling, hardwood flooring, double glazed window into the conservatory, fitted dishwasher, two central light fittings, space for a fridge/freezer and an inset stainless steel sink with stainless steel mixer tap.



From the breakfast kitchen an opening leads directly into the

DINING ROOM / CONSERVATORY

A fantastic addition for use as a dining room for the property that also overlooks the rear garden and the views to the rear. Steps from the conservatory, accessed via uPVC double glazed French doors, lead down to the garden. The conservatory is light and bright owing to its uPVC double glazed construction and wall lights. There is ample space for a large dining table along with additional furniture. With a hardwood floor, double radiator and fitted blinds.



From the hallway a carpeted staircase leads up to the

LANDING



A light and bright landing with a carpeted floor, central light fitting, storage cupboard, uPVC double glazed window to the side elevation and loft access hatch.

From the landing wooden doors open into

BEDROOM 1

The master bedroom offers space for a double bed along with additional bedroom furniture. A set of fitted wardrobes to one side offers additional

storage space. With a central light fitting, carpeted floor, single radiator and uPVC double glazed window to the front elevation.



BEDROOM 2



Another good sized bedroom, again offering ample space for a double bed along with additional bedroom furniture. With a central light fitting, carpeted floor, single radiator and uPVC double glazed window to the rear elevation, offering a charming view to the rear.

BEDROOM 3



An ideal bedroom for use as a guest room, work from home office or child's bedroom. With a central light fitting, carpeted floor, single radiator and uPVC double glazed window to the front elevation.

BATHROOM



A well-presented house bathroom with its panel bath, over bath electric shower, glass splash guard, pedestal washbasin, close coupled toilet, tiled floor, tiled walls, frosted uPVC double glazed window to the rear elevation, ceiling inset spotlights, stainless steel towel radiator and an extractor fan.

Accessed via the rear garden a wooden door opens into the

UNDER ROOM

A fantastic addition to the property that is

currently used as a utility room/multi-purpose but potentially could be converted into something to suit the needs of the new owners. With part laminated floor, double radiator, ceiling inset spotlights, power outlets and window to the rear garden.



To the side of the under room an opening leads into the

SHOWER ROOM

A wet room style shower room with a tiled floor, tiled walls, electric shower, washbasin, close coupled toilet and ceiling inset spotlights.

To the rear of the under room a wooden door opens into the

STORAGE ROOM



A useful storage space for the property offering a fantastic untapped potential. With central light fitting, wooden boarded floors and power outlets.

GARDENS

At the rear of the property is the enclosed decked garden; a perfect place to sit back and relax. The garden is surrounded by wooden fence, rail and shrub that creates an element of privacy; ideal for

entertaining or having a barbeque. The garden extends further than the decking but is currently unused and undeveloped.





GARAGE & PARKING

To the side of the property is a single garage offering additional secure parking or storage space. There is ample space for a car to the front of the garage.

A pebbled garden to the front elevation has the potential to offer additional parking space.



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: ///hangs.bridge.tribes

Google Plus Code: M5JF+GHP Elland

For sat nav users the postcode is: HX5 9AY

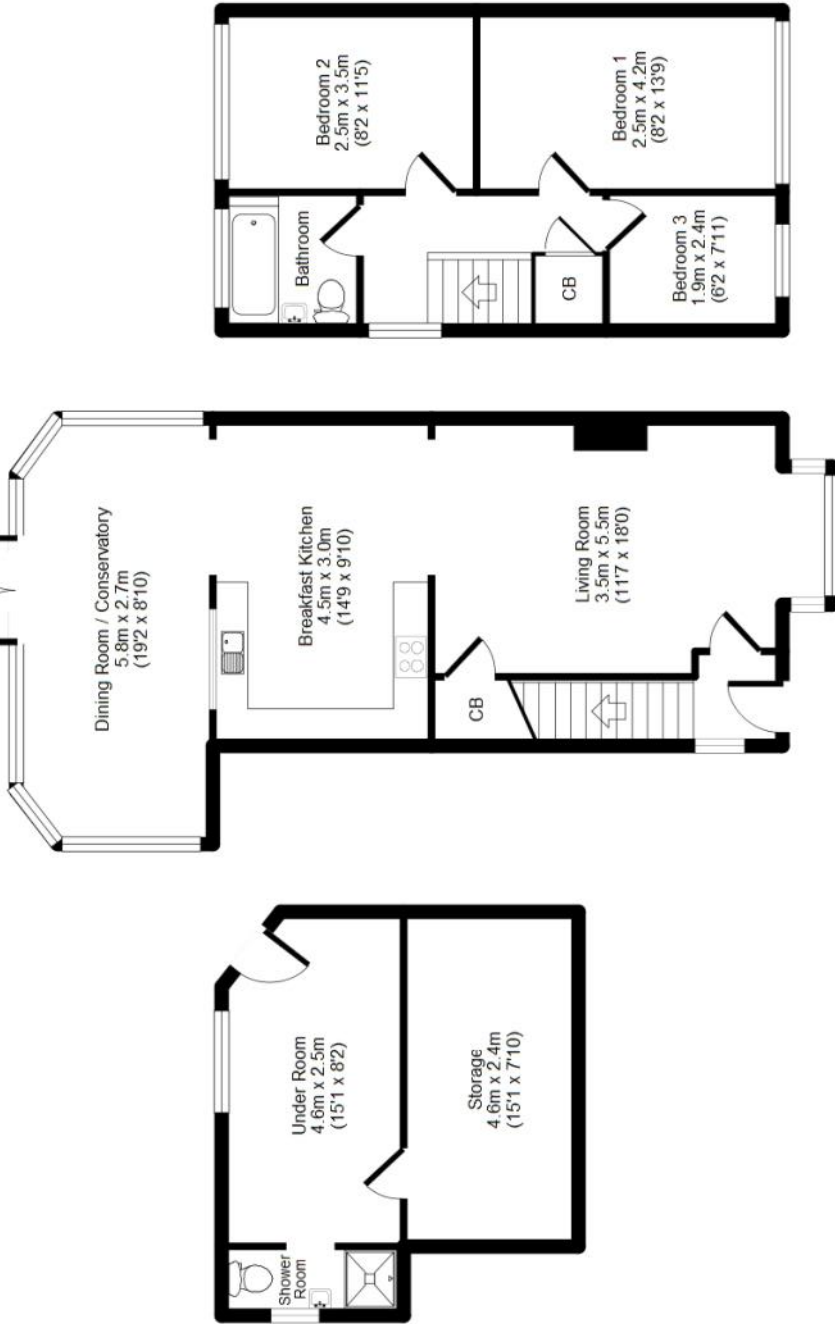
MORTGAGE ADVICE

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: 110 sq. m / 1186 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. 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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