

# MARSH & MARSH PROPERTIES

3 Shibden Hall Croft, Shibden, Halifax, HX3 9XF

£645,000



Rarely does an exciting opportunity such as this become available on the open market. This premium 4/5 bed roomed, detached, property is situated in the Shibden Valley, in one of the most idyllic vantage points on offer, benefitting from stunning valley views to the rear elevation, creating the ideal property for any modern family, professional couple or anyone looking for that special 'forever home'. The house benefits from a large and long rear garden, featuring a large lawn and lower decking seating area, all benefitting from the ideal view of the valley beyond over the fields and trees. The property offers parking for four cars, with two on the drive and two in the integral double garage. From the moment you arrive you will immediately get the sense that this is that special something you have been waiting for.

If the outside was not impressive enough, the internal aspect will surely complete the perfect picture this property has to offer. Being in immaculate condition throughout, with a modern décor, style and high quality finish, offering the opportunity for someone to move in with little to no work required. The property even has a rare feature of a studio that would be perfect for a work from home business, dance studio or even as a second large living room that has its own en-suite shower room. The house benefits from a large living room, cosy sitting room, beautifully presented and highly functional dining kitchen, large conservatory, utility room, external access store room, ground floor WC, four double bedrooms (one with master suite) and a house bathroom.

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The property also benefits from being well connected to the surrounding areas, being only 5 minutes from Halifax town centre and 5 minutes from Hipperholme village centre. The property benefits from excellent local bus routes, excellent train connections via Halifax town centre with access to the Grand Central train service, in addition to being only 15 minutes away from the M62 motorway offering quick links to the major cities of Manchester, Leeds and Bradford. This property is within the catchment areas of outstanding primary and good secondary schools, with outstanding secondary schools within a short commute.

Owing to the unique nature of this property, its immaculate internal condition and highly sought after location, an appointment to view is essential in order to fully appreciate the fantastic opportunity this house has to offer.

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

#### **PORCH**

The ideal reception to the property creating a barrier from the external aspect to the internal.

The porch leads into the hallway via another composite door

#### **HALLWAY**

A welcoming and inviting living room that has a carpeted floor, under stairs storage cupboard, central light fitting, alarm control panel, cornice to ceiling and a covered radiator.

From the hallway a wooden door opens into the

#### **LIVING ROOM**



The perfect room to sit back and relax, the living room offers a large and open space, ample for a large sofa/suite along with additional furniture. The room benefits from a charming view over the rear elevation from its uPVC double glazed windows. The space is well illuminated via numerous ceiling inset spotlights in addition to a modern style central light fitting. To the centre of the room a media wall, inset to the chimney breast and under the modern and elevated fireplace, creates the perfect central feature for the whole room. With a herringbone style wooden floor, two stylish traditional radiators and a television access point.



From the living room glass panel wooden French doors open into the

## DINING KITCHEN



The true central hub of the whole property and its pièce de résistance, is the large and open plan style dining kitchen. Also accessed from the ground floor hallway via a wooden door. The dining kitchen is the ideal family central hub, a perfect place for entertaining and relaxing. The room is bathed in natural light owing to the bi-folding doors that open into the conservatory, uPVC double glazed window to the rear elevation and the uPVC double glazed windows to the front elevation. The kitchen area has solid work surfaces to the far wall with a large central island that extends into being a dining table to the far end. To one side of the room there is additional

space for further seating. The space is expertly illuminated with numerous ceiling inset spotlights and central work space down lights. With an integrated hob, modern counter inset extractor, integrated oven, integrated microwave, integrated fridge/freezer, integrated dishwasher, tiled floor, two double radiators and an inset stainless steel sink with stainless steel mixer tap.



The bi-folding doors to the far end of the dining kitchen lead into the

## CONSERVATORY

The perfect space to sit back and enjoy the gardens and views beyond all year round. The conservatory has uPVC double glazed windows to three sides and offers access to the garden via a set of uPVC double glazed French doors. With a tiled floor, central light fitting and double radiator.

From the kitchen a wooden door opens into the

## UTILITY ROOM

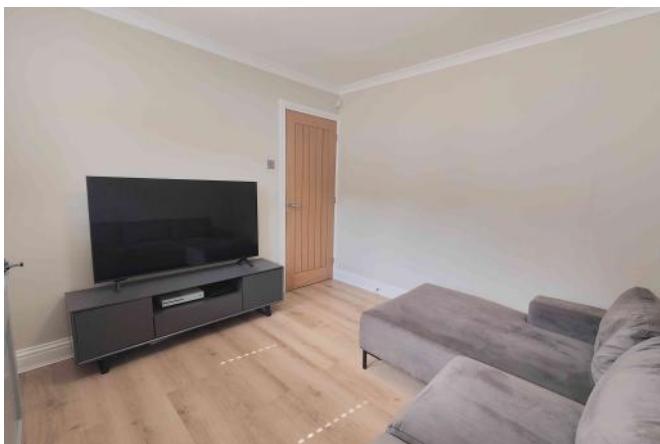
A rather grand style utility room, offering a surprising amount of additional work space. The utility room offers access to the rear garden via a uPVC double glazed door. The space has laminated work surfaces to two sides, with over

and under counter cupboards. There is also access into the garage via a wooden door. With a tiled floor, central light fittings, uPVC double glazed window to the rear elevation, plumbing for a washing machine, space for a dryer along with additional appliance storage space.



From the hallway a wooden door opens into the

#### SITTING ROOM



A charming addition to the property, the sitting room (as it is currently used) is a cosy space to sit back and relax. This would also make the ideal games room or even as a work from home office space. With a wooden floor, covered radiator, uPVC double glazed window to the front

elevation, central light fitting and cornice to ceiling.

From the kitchen a wooden door opens onto stairs that leads up to the

#### STUDIO



A fantastic addition to the property is this multi-purpose studio. Ideal as a run from home business setting, home gym, dance studio or could even be converted into a self-contained apartment; ideal for a teenager wanting independence. The studio features the ideal vantage point over the rear garden and views owing to the uPVC double glazed windows and French doors, that open onto a Juliet balcony, that

also flood the room with natural light, especially when twinned with the uPVC double glazed window, to the front elevation, and three Velux windows. The room has numerous wall mounted light fittings, two central ceiling fan lights and a far end central light fitting.



To the far end of the space is a small self-contained kitchen area, with cupboard storage, solid work surface and a stainless steel sink with mixer tap. The whole room benefits from three large and modern vertical style panel radiators, a modern spiral style towel radiator, beamed ceiling and a wooden floor.



To the rear of the studio a wooden door opens into its

#### **EN-SUITE**

A well laid out and presented en-suite that finishes the self-contained nature of the studio. With a tiled floor, tiled splashbacks, frosted uPVC double glazed window to the front elevation, washbasin, close coupled toilet, shower cubicle, central light fitting and extractor fan.

From the main hallway a wooden door opens into the

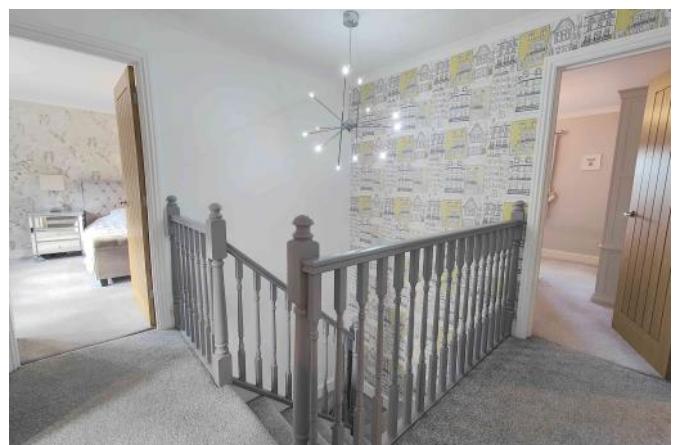
#### **WC**



A well-presented and neat WC that offers ground floor facilities, with its close coupled toilet, washbasin, tiled floor, stainless steel towel radiator, tiled splashbacks, frosted uPVC double glazed window to the front elevation, central light fitting and extractor fan.

From the hallway carpeted stairs lead up to the

#### **LANDING**



With a carpeted floor, cupboard storage, central light fitting and loft access hatch.

From the landing a wooden door opens into the

#### **MASTER BEDROOM**





A large and impressive master bedroom that offers ample space for a king sized bed along with additional bedroom furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation, cornice to ceiling and a single radiator.

From the master bedroom a wooden door opens into its

#### **MASTER SUITE**



A beautifully presented master suite that offers a real treat as an en-suite shower room. With its corner shower cubicle featuring a rainfall style shower, his and hers vanity onset washbasins, towel radiator, close coupled toilet, ceiling inset

spotlights, frosted uPVC double glazed windows to the front elevation and an extractor fan.



From the landing wooden doors opens into

#### **BEDROOM 2**



A large and spacious second bedroom, again offering space for a double bed along with additional furniture. This room also offers a charming view to the rear elevation from its uPVC double glazed window. With a carpeted floor, central light fitting and single radiator.

#### **BEDROOM 3**



A large third bedroom, again offering space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting uPVC double glazed window to the front elevation and single radiator.

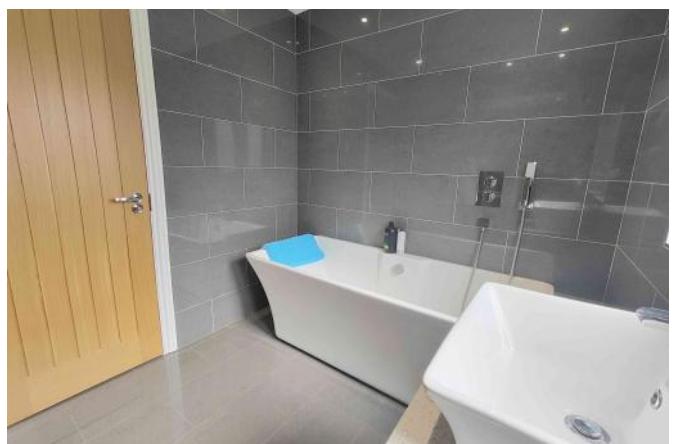
#### **BEDROOM 4**



Another bedroom benefitting from charming

views, to the rear elevation, from its uPVC double glazed windows. With space for a double bed, central light fitting, cornice to ceiling, carpeted floor and single radiator.

#### **HOUSE BATHROOM**



A beautifully presented house bathroom that is well laid out to make excellent use of the space on offer. With its free standing bath, vanity inset washbasin, close coupled toilet, stainless steel towel radiator, tiled floor, tiled walls, frosted uPVC double glazed window to the front elevation, ceiling inset spotlights and extractor fan.

#### **GARDENS**



To the front of the property is a charming lawned

garden, adorned with trees and offering a fantastic frontage that certainly enhances the kerb appeal of the property.



To the edge of the rear of the property is a flagged patio offering an ideal place to sit back and relax and enjoy the views. A long lawn leads down to the far end of the garden offering a charming backdrop as well as the perfect place for children

and pets to play. To the far end of the garden is a raised decked area offering a second seating space, perfect for a barbeque, entertaining or a hot tub. The rear garden is bordered by wooden fence and hedge offering a secure setting with gated access to the front elevation. An external storage room, accessed via a uPVC double glazed door to the rear garden, offers ideal space to store garden furniture.



## PARKING & GARAGE



To the front of the property is a private driveway offering ample space for two cars.

The property also benefits from an integral double garage offering ample additional storage space as

well as secure parking for two cars.

## 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: ///spirit.hills.theme

Google Plus Code: P5G8+FJM Halifax

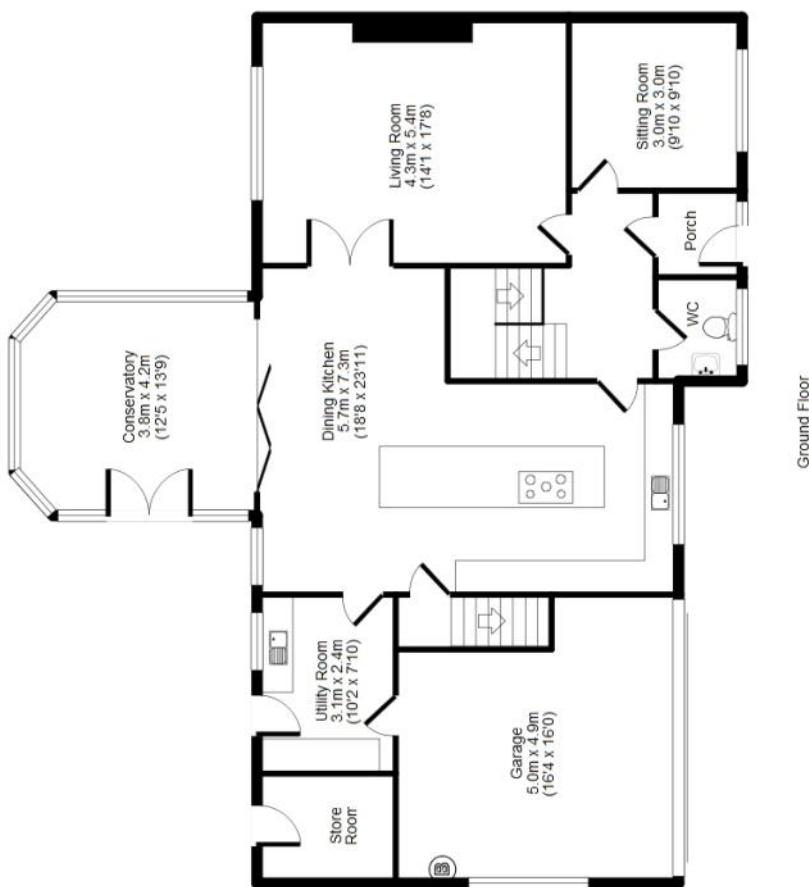
For sat nav users the postcode is: HX3 9XF

#### **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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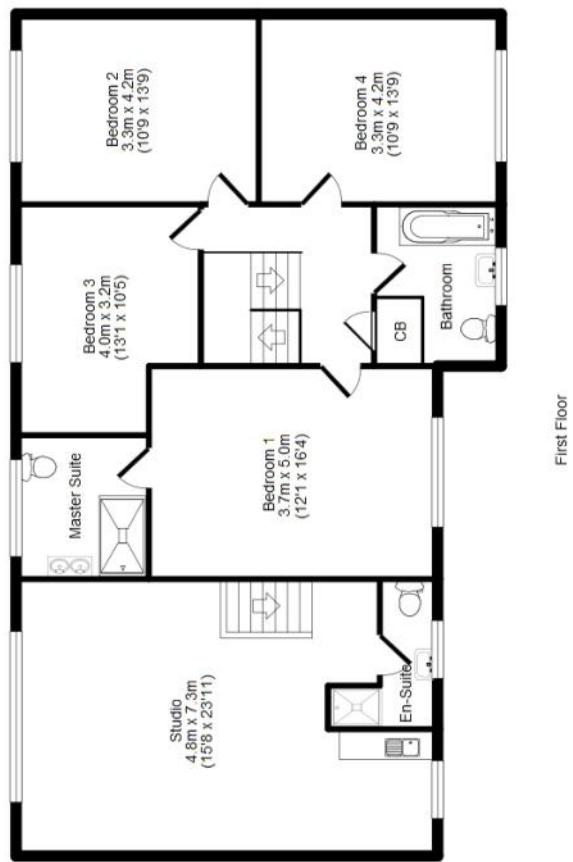


245 sq. m / 2637 sq. ft

Floor Plan measurements are approximate and are 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 advisor's 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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