

MARSH & MARSH PROPERTIES

11 Stainbeck Gardens, Buttershaw, BD6 2AX

£185,000



This fantastic opportunity is a rare find, a three bedroomed, semi-detached, corner plot situated on a charming little crescent just off Cooper Lane. Its corner plot offers a fantastic opportunity for someone looking for potential. The property is bordered by grassland to the side, creating the ideal surroundings with a central grass area to the crescent access road. Its peaceful position benefits from a pebbled parking forecourt offering parking for 3 cars. To the rear of the property, there is a generous south-facing lawned garden, ideal for sitting back and relaxing. To the side of the property is a large space that currently houses a container storage as well as outbuildings offering additional storage space.

Internally, the house has a fantastic amount of space on offer, a real “TARDIS” inside, and presents a rare opportunity for someone looking for something that can be customised to their own tastes. With a large and spacious living/dining room, generous kitchen, three good sized bedrooms, house bathroom and separate WC.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

The property is within walking distance of all the local amenities in Wibsey village and is a short 12-minute drive from the M62 motorway, providing quick access to the major cities of Leeds, Bradford and Manchester. The local Low Moor train station provides regular rail services to the surrounding areas in addition to the Grand Central train line. There are also numerous local shops and services close to the property.

Owing to the potential on offer with this property, an appointment to view is essential.

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

HALLWAY

A large entrance hallway that offers a charming reception as you step inside, as well as plenty of storage space for coats and shoes. With a central light fitting, single radiator and window to the side elevation.

From the hallway, a wooden door opens into the

LIVING/DINING ROOM



A large and long living/dining room creates the

ideal family communal space. The room is dual aspect with uPVC double glazed windows to the front and rear elevations that bathe the whole room in natural light. The room has an electric fire with a hearth and mantelpiece that create a fantastic feature for the whole room. With two central light fittings, wood laminate flooring, dado rail, television access point and single radiator.



From the living/dining room, a wooden door opens into the

KITCHEN



A charming kitchen offers plenty of work space with laminated work surfaces on two walls. A uPVC door provides access to the side elevation.



The room has plenty of storage space in the rear with two large alcoves. With an integrated oven, integrated hob, stainless steel extractor hood, uPVC double glazed window to the rear elevation and a window to the side elevation, wood laminate floor, tiled splashbacks, ceiling inset spotlights, space for a fridge/freezer and a stainless steel sink with stainless steel mixer tap.

From the hallway, a staircase leads to the

LANDING

It has a double radiator, carpeted floor, central light fitting, window to the side elevation and loft access hatch.

From the landing, wooden doors open into

BEDROOM 1



Bedroom 1 features plenty of space for a double bed along with additional bedroom furniture. With a wood laminate floor, central light fitting, uPVC double glazed window to the front elevation and a double radiator.

BEDROOM 2



Another good-sized bedroom again offering space for a double bed. With a carpeted floor, a uPVC double glazed window to the rear elevation overlooking the garden, central light fitting and a single radiator.

BEDROOM 3



A very good-sized third bedroom, ideal for a guest bedroom, work from home office or as a child's

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

BATHROOM



With a panel bath, over-bath shower, glass splash guard, pedestal washbasin, vinyl flooring, tiled splashbacks, frosted uPVC double glazed window to the rear elevation, central light fitting and a stainless steel towel radiator.

WC

With a close coupled toilet, uPVC double glazed window, tiled walls, vinyl floor and central light fitting.

GARDENS



To the rear of the property is a south-facing generous lawned garden that creates the ideal place to sit back and relax or to have a barbeque.

To the side of the property is ample space for a large container as well as outbuildings, adding plenty of additional storage space.

PARKING

To the front of the property is a private pebbled parking forecourt that offers plenty of parking space for three 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: [///deals.monday.button](https://www.what3words.com/deals.monday.button)

Google Plus Code: Q56V+PPG Bradford

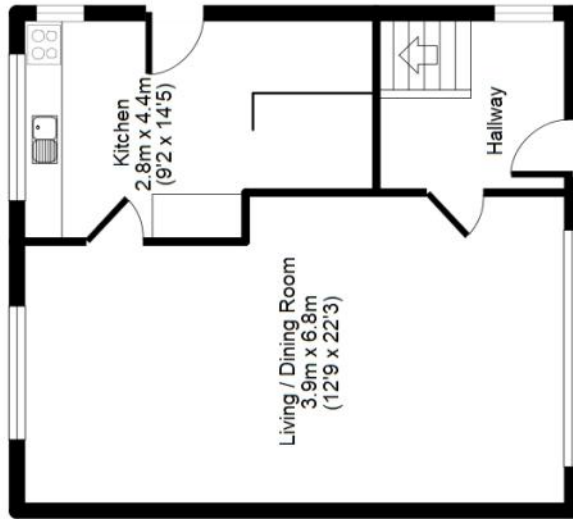
For sat nav users the postcode is: BD6 2AX

MORTGAGE ADVICE

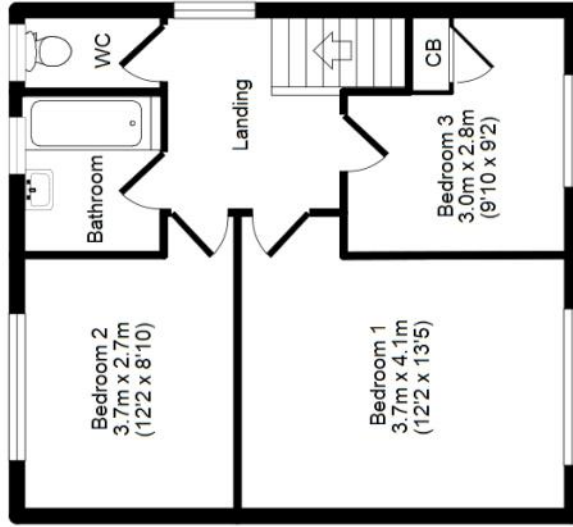
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

11 Stainbeck Gardens, Buttershaw, BD6 2AX



Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 84 sq. m / 899 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. All images and dimensions are not intended to form part any contract or warranty.

(c) Marsh & Marsh Properties

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk