

# MARSH & MARSH PROPERTIES

5 Brackenbed Grange, Halifax, HX2 0TE

£650,000



If you are in the market for a premium property, a beautifully presented residence with multi-use and spacious outbuildings, a large private paddock, stunning far reaching views over the Calder Valley, with the added advantage of NO CHAIN, this will be the property for you. This IS that special something you have been looking for; a rare opportunity to have a well-connected property that is nestled away in a private setting. Having been fully renovated both externally and internally and expertly developed by the current owners, this property certainly must be viewed in order to be fully appreciated.

Externally the property features a raised garden, presenting the ideal place to sit back and relax whilst overlooking the far reaching views. The raised garden overlooks the large and private paddock that is currently under development to be turned into a large and picturesque garden. There is a large materials storage space to the side of the garden and on the pebbled pathway leading down to the paddock. To the front of the property are the outbuildings, consisting of a spacious workshop, double garage and a large and fully functional mechanic's garage.

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

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Internally the property will continue to impress, having been offered in beautiful condition throughout, all with a modern style and décor, whilst creating a homely feel throughout. A light and bright property owing to the large windows and has a natural flow that will certainly suit any modern family. With its large and dual aspect living room, open plan dining kitchen, gym/office space (can also be used as a bedroom), sitting room (again could be utilised as a bedroom), utility/shower room, four bedrooms to the first floor (the master bedroom featuring a master suite, walk-in wardrobe and balcony, making the most of the far-reaching views) and a beautifully presented house bathroom. Just step inside and you will immediately begin to fall in love with this impressive home.

Not only does this property offer direct access into Halifax town centre, but also provides excellent connections with the M62 motorway just 15 minutes' drive away providing quick access to Leeds, Manchester and Bradford. Also nearby is the Halifax train station which has cross Pennine connections and access to the Grand Central train service to London. The house also benefits from being within the catchment areas of outstanding primary and secondary schools, both within walking distance.

With so much to offer, including the large paddock to the rear of the property, its far-reaching views and versatile outbuildings, all with a beautifully presented internal aspect and offered with NO CHAIN, an appointment to view is essential in order to fully appreciate this beautiful property.

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

### **HALLWAY**

This beautifully presented entrance hallway offers the ideal welcome into the property, with its tiled floor, single radiator, central light fitting and custom made wall mounted coat hooks.

From the hallway a wooden door opens into the

### **DINING KITCHEN**

The perfect central space for the property, offering the ideal location for family meals or

entertaining. The dining kitchen fully faces the rear elevation and, therefore, offers a prime vantage point of the views to the rear elevation from its two uPVC double glazed windows and uPVC double glazed French doors that open out into the rear garden. To one side of the room there is plenty of space for a large family dining table. To the other side are Corian work surfaces, all with over and under counter cupboards and drawers to opposite walls, offering plenty of work and storage space. With a large range style cooker unit, large stainless steel extractor hood, modern style single radiator, splashback tiling, tiled floor, plumbing for a dishwasher, numerous ceiling inset spotlights, over table down light, under cupboard lighting, space for a fridge/freezer and an inset stainless steel sink with stainless steel mixer tap.





A large living room that creates the perfect space to sit back and relax. The room boasts a dual aspect nature owing to uPVC double glazed windows to the front elevation and French doors to the rear leading out into the garden. A gas fire, on a stone hearth and with a feature wooden mantelpiece, creates the ideal central feature for the whole room. With a carpeted floor, two central light fittings, a modern style single radiator, modern style vertical radiator and a television access point.



From the dining kitchen a large opening leads into the

### LIVING ROOM



From the hallway a wooden door opens into the

### SNUG (BEDROOM 5)

A perfect addition to the property offering not

only a place to sit back and relax as an alternative to the main living room, but could also be utilised as a ground floor bedroom should you wish. The room features a suite along with additional furniture. With a carpeted floor, central light fitting, modern style single radiator and a uPVC double glazed window to the front elevation.



### OFFICE/GYM (BEDROOM 6)



A fantastic multi-purpose room, currently utilised as an office space and gym. Its dual aspect nature again creates a light and bright space, with uPVC double glazed windows to the front and rear elevations. This room also offers a potential space that could be utilised as a bedroom should the need arise. With a vinyl floor, two double

radiators and numerous ceiling inset spotlights.



From the hallway a wooden door opens into the

### UTILITY ROOM / SHOWER ROOM



Another excellent addition to the property offering multi-use as a utility room/shower room/WC. There is a large storage cupboard located under the stairs that is accessed via this room. With an alcove inset shower cubicle, laminated work surface, plumbing for a washing machine, space for a dryer, pedestal washbasin, low flush toilet, tiled floor, frosted uPVC double glazed windows to the front elevation, extractor fan and ceiling inset spotlights.

From the hallway carpeted stairs lead up to the

### LANDING

With a carpeted floor, cupboard storage space, two central light fittings and a single radiator.

From the landing a wooden door opens into

### BEDROOM 1

The master bedroom offers more than ample space for a king sized bed along with additional bedroom furniture. The room benefits from a

walk-in-wardrobe/dressing room that offers three walls of storage space that will house an ample wardrobe. The room is dual aspect owing to the uPVC double glazed window, to the rear elevation, overlooking the valley as well as the uPVC double glazed French doors that open out onto the private balcony. With a double radiator, central light fitting and carpeted floor.



From the master bedroom a wooden door opens into its

### EN-SUITE



A beautifully presented en-suite shower room that is well laid out and presented to create a stylish and highly functional space. With a corner shower cubicle, pedestal washbasin, close coupled toilet, tiled floor, tiled walls, ceiling inset spotlights, frosted uPVC double glazed window to the front elevation, stainless steel towel radiator and an extractor fan.



From the master bedroom a set of uPVC double glazed French doors provides access to the

## BALCONY



A fantastic addition to the room offering the ideal private space to sit out and relax whilst making the most of the stunning far reaching views. The balcony has a stone wall surround and has an artificial lawn flooring that adds to the relaxing nature of the space.

From the landing a wooden door opens into

## BEDROOM 2

A large second bedroom that offers plenty of space for a double bed along with additional bedroom furniture. The uPVC double glazed window, to the front elevation, offers a charming

view overlooking the valley to the rear elevation. With a carpeted floor, central light fitting, single radiator and loft access hatch.



## BEDROOM 3



Another generous double bedroom that also benefits from a large uPVC double glazed window to the rear elevation that provides charming views over the paddock. With a carpeted floor, central light fitting and double radiator.

#### BEDROOM 4



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

#### HOUSE BATHROOM



A beautifully presented, large and long house bathroom that creates the ideal place to relax at

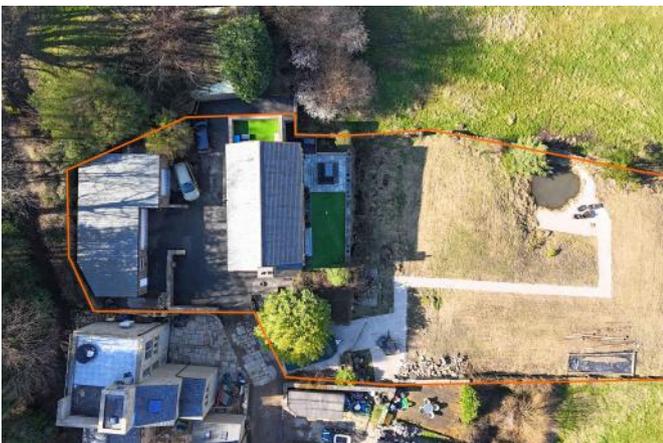
the end of a long day. With a Victorian style slipper bath, pedestal washbasin, corner shower cubicle, electric shower, close coupled toilet, tiled floor, tiled splashbacks, ceiling inset spotlights, frosted uPVC double glazed window to the front elevation, ceiling inset spotlights and an extractor fan.



#### GARDENS



To the immediate rear of the property is a raised and well maintained patio and artificial lawned garden. Presenting the perfect location to sit out and enjoy the views to the rear, overlooking the paddock, fields and then the valley beyond. There is plenty of space for patio furniture creating an ideal place to sit out and have a barbeque.



To the side of the property is a pebbled garden that has been beautifully presented and borders the front access to the driveway.

## FIELD



Close to the driveway is a pebbled access drive that leads down to the paddock. To the side of

the drive is a locked storage space for building materials. The paddock is a large and open area, currently in the process of being developed into a fantastic and usable space, with central pebbled pathway leading down to a pond with seating area. The paddock is bordered by wooden fence clearly marking the outskirts.



### **PARKING**

To the front of the property is a tarmac driveway forecourt that has plenty of space for 10+ cars. The forecourt also provides ramped access into the double garage and a level drive into the mechanic's garage.



### **OUTBUILDING – WORKSHOP**

The workshop is a hobbyist's dream, presenting the ideal space for wood working or even just as additional storage space. There are currently work benches and the room has a central light fitting, power outlets, a uPVC double glazed window and a uPVC double glazed access door.

### **OUTBUILDING – DOUBLE GARAGE**

Accessed via a remote roller shutter door the double garage offers ample private and secure parking for two cars. With central light fittings and power outlets, the double garage again offers further storage space.

### **OUTBUILDING – MECHANICS GARAGE**

A brilliant addition to the property, the mechanic's garage offers a large and high roofed (4m) space. This is ideal for a home business or a hobbyist looking for plenty of work space. Currently housing a full mechanic's car lift. With tow central light fittings, numerous power points and accessed via a roller shutter.



### **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.

The house has been fully wired with CAT 5a Ethernet connectivity offering high speed network transfer speeds.

The property also benefits from a boarded loft storage space.



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### **TO VIEW**

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

### **LOCATION**

What3words: [///certified.incomes.clouds](https://www.what3words.com/certified/incomes/clouds)

Google Plus Code: P4M5+5M8 Halifax

For sat nav users the postcode is: HX2 0TE

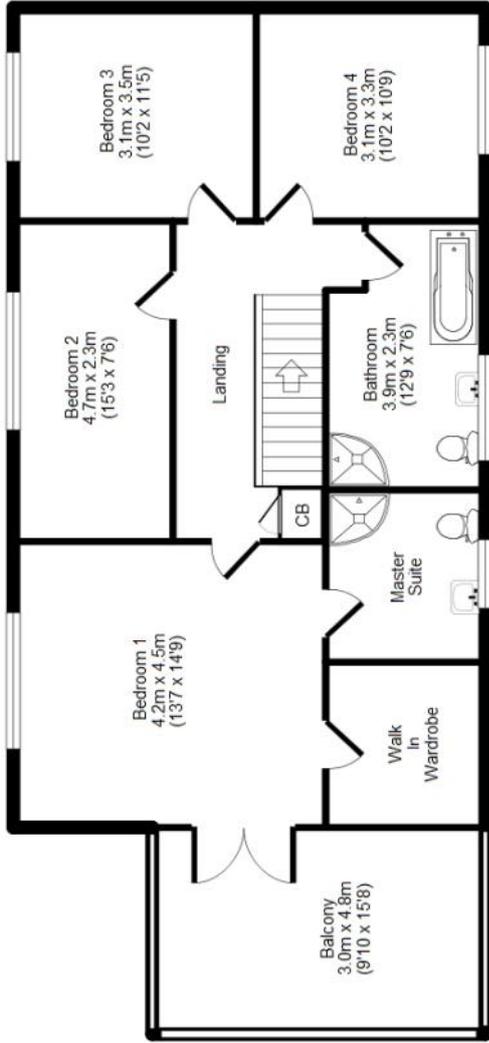
### **MORTGAGE ADVICE**

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.

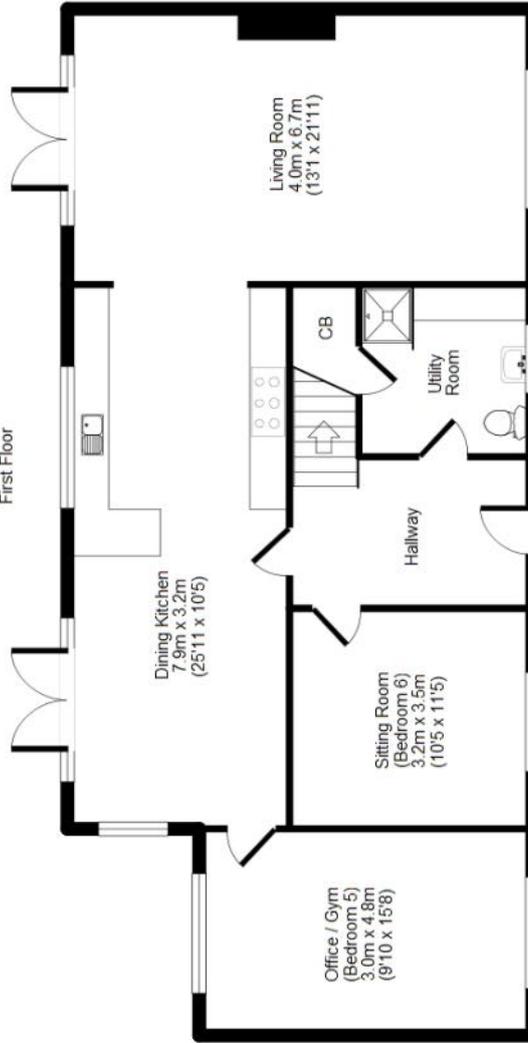
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APPROX GROSS INTERNAL FLOOR AREA: 189 sq. m / 2038 sq. ft



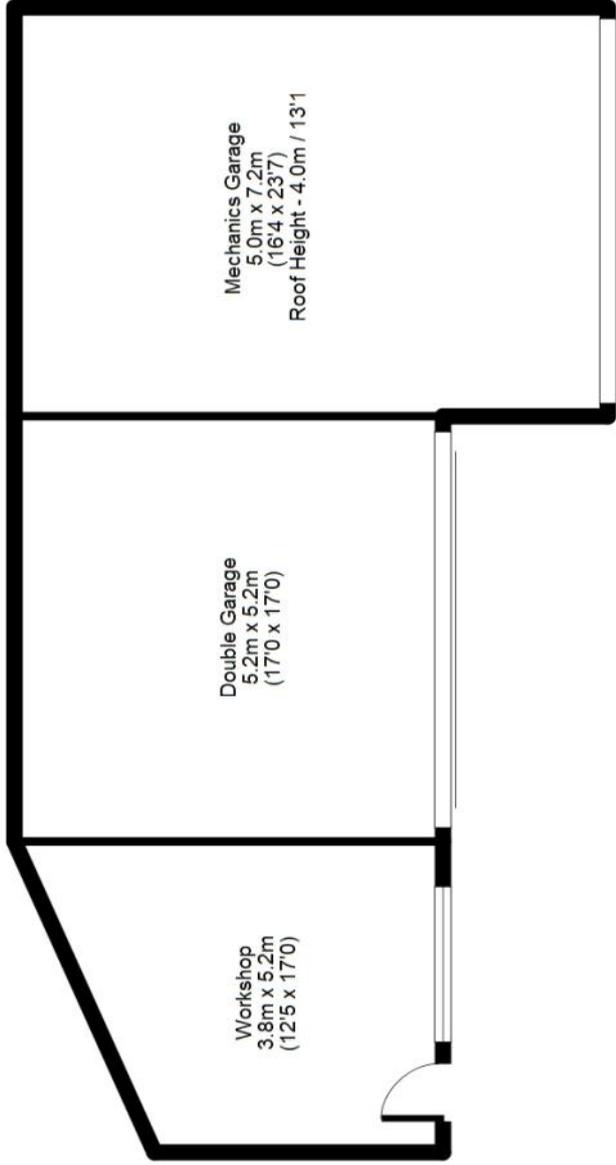
First Floor



Ground Floor

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 of any contract or warranty. (c) Marsh & Marsh Properties

**5 Brackenbed Grange - Out Buildings**  
**APPROX GROSS INTERNAL FLOOR AREA: 80 sq. m / 856 sq. ft**



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