

# MARSH & MARSH PROPERTIES

39 Hops Lane, Wheatley, Halifax, HX3 5FB

£375,000



If you are looking for the ideal family home, situated in a charming, tucked away location, on a quiet and peaceful cul-de-sac, then this will be the property for you. Sat in a lofty position overlooking Hebble Brook, with a nature rich outlook, overlooking a wooded area, filled with birdsong and the babble of the stream flowing by, creating the ideal backdrop to the property. The house features a southerly facing rear garden, creating the perfect location to sit back and relax or to entertain, with a patio area, lawn and seating space. The garden also houses a garden room creating the perfect additional sitting space, work from home office or gym. The property features ample parking with a brick paved forecourt that leads to an attached garage offering additional secure parking or ample additional storage.

Internally the property is offered with a charming style throughout that is in a well-presented condition, therefore, offering the opportunity for someone to move in with little to no work required. The perfect family home owing to the large and open living room, spacious dining kitchen, ground floor WC, lower ground utility room, lower ground double bedroom (offering private space for a family member), four good sized bedrooms to the first floor (one with en-suite) and house bathroom. From the moment you step inside you will immediately fall in love with everything this house has to offer.

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

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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 many features on offer, including the south-facing rear gardens, ample internal space and plenty of private parking, all located in a picturesque and charming setting, an appointment to view is essential.

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

#### **HALLWAY**

A perfect reception into the property creating a welcoming first impression. With a wood laminate floor, two central light fittings, uPVC double glazed window to the front elevation and a single radiator.

From the hallway wooden doors open into the

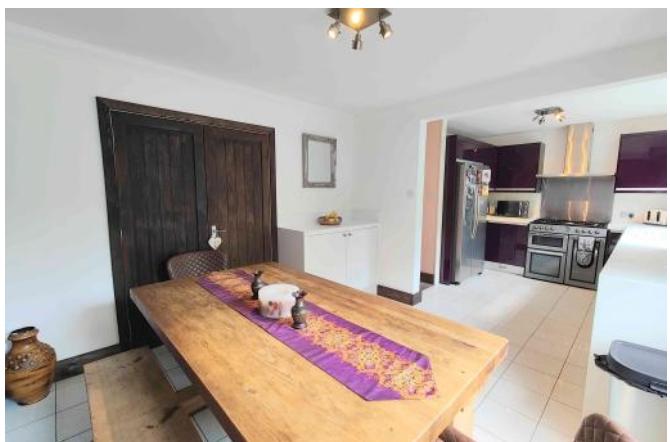
#### **LIVING ROOM**



A large and long living room that presents ample space for a three piece suite along with additional furniture. To one end there is a uPVC double glazed bay window that bathes the whole room in natural light. With a wood laminate floor, two central light fittings, television access point and a single radiator.



#### **DINING KITCHEN**



A light and bright dining kitchen that runs the full width of the property. The two uPVC double

glazed windows not only provide plenty of natural light but also an ideal vantage point of the rear garden and views beyond. To one side of the room there is plenty of space for a large dining table. To the other side of the room a "L" shaped set of high quality Corian work surface, all with over or under counter cupboards and drawers, offers an ideal work space. With a large range style cooker, stainless steel extractor hook, single radiator, splashback tiling, tiled floor, two sets of omni-directional ceiling spotlights, space for a fridge/freezer and an inset sink with stainless steel mixer tap.



## WC

Providing facilities for the ground floor the WC

features a tiled floor, washbasin, close coupled toilet, frosted uPVC double glazed window to the side elevation, central light fitting and stainless steel towel radiator.

From the hallway a staircase leads down to a small lower hallway, with wood laminate floor and central light fitting.

From the lower hallway wooden doors open into the

## UTILITY ROOM



A fantastic addition to the property offering a large amount of workspace. The utility room provides access to the rear garden via a uPVC double glazed door. There are Corian work surfaces to two sides of the room, with over and under counter cupboards and drawers. With a tiled floor, washbasin, stainless steel mixer tap, omni-directional ceiling spotlights, extractor fan, single radiator, plumbing for a washing machine, uPVC double glazed window to the front elevation and an airing cupboard.

## BEDROOM 5

A large bedroom, nestled away on the lower ground level, offering the ideal place for a family

member wanting privacy. The bedroom opens out directly into the garden via its uPVC double glazed French doors. With a wood laminate floor, central light fitting and single radiator.



From the hallway a staircase leads up to the

### LANDING

With a wood laminate floor, central light fitting, loft access hatch, uPVC double glazed window to the side elevation and storage cupboard.

From the landing a wooden door opens into

### BEDROOM 1

A large master bedroom that offers more than

ample space for a king sized bed. The room features a large set of fitted wardrobes to one side as well as a feature washbasin to the opposite corner of the room. With a wood laminate floor, omni-directional ceiling spotlights, uPVC double glazed window to the front elevation and single radiator.



From bedroom 1 a wooden door opens into its

### EN-SUITE

A well laid out and presented en-suite shower room that makes excellent use of the space on offer. With its frosted uPVC double glazed window to the side elevation, shower cubicle, close coupled toilet, stainless steel towel radiator,

splashback tiling, central light fitting and vinyl click flooring.

From the landing wooden doors open into

### **BEDROOM 2**



A generous second bedroom that presents ample space for a double bed along with additional bedroom furniture. The room also features a set of fitted wardrobes to one side offering additional storage space. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the rear elevation.

### **BEDROOM 3**



A well-presented third bedroom, currently utilised

as an office space, but would be ideal for a guest room or child's bedroom. With a wood laminate floor, uPVC double glazed window to the front elevation, central light fitting and single radiator.



### **BEDROOM 4**



Another good sized bedroom featuring a carpeted floor, central light fitting, single radiator and uPVC double glazed window overlooking the views to the rear of the property.

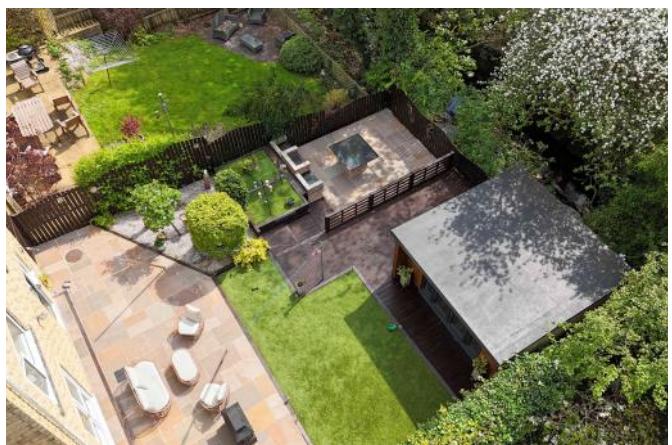
### **BATHROOM**

A beautifully presented house bathroom that offers the ideal place to relax. With a panel bath, over bath rainfall style shower, glass splashguard, vanity inset washbasin, close coupled toilet,

stainless steel towel radiator, central light fitting, splashbacks, extractor fan, a frosted uPVC double glazed window to the side elevation and a vinyl click style flooring.



## GARDENS



To the rear of the property are the beautifully presented, multi-purpose gardens. With its southerly facing orientation making this a real sun trap. The rear garden features two patio seating areas, decked space and lawned areas. The

garden is bordered by a wooden fence and features the charming backdrop of the woodland area overlooking Hebble Brook. With the soothing sound of the running water and the birdsong, this is a idyllic place to sit out and relax.

Located to the rear of the garden is the

#### **GARDEN ROOM**



Accessed via uPVC double glazed French doors and featuring uPVC double glazed windows to the front elevation, the garden room is the perfect place for a "garden getaway", studio room or work from home office space. With a central light fitting and wood laminate flooring.



#### **PARKING & GARAGE**



To the front of the property there is brick paved forecourt parking for two cars.

To the rear of the forecourt there is a single attached garage that offers an additional secure parking space that also offers additional storage.

#### **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: ///giant.logic.gears

Google Plus Code: P4P3+X4J Halifax

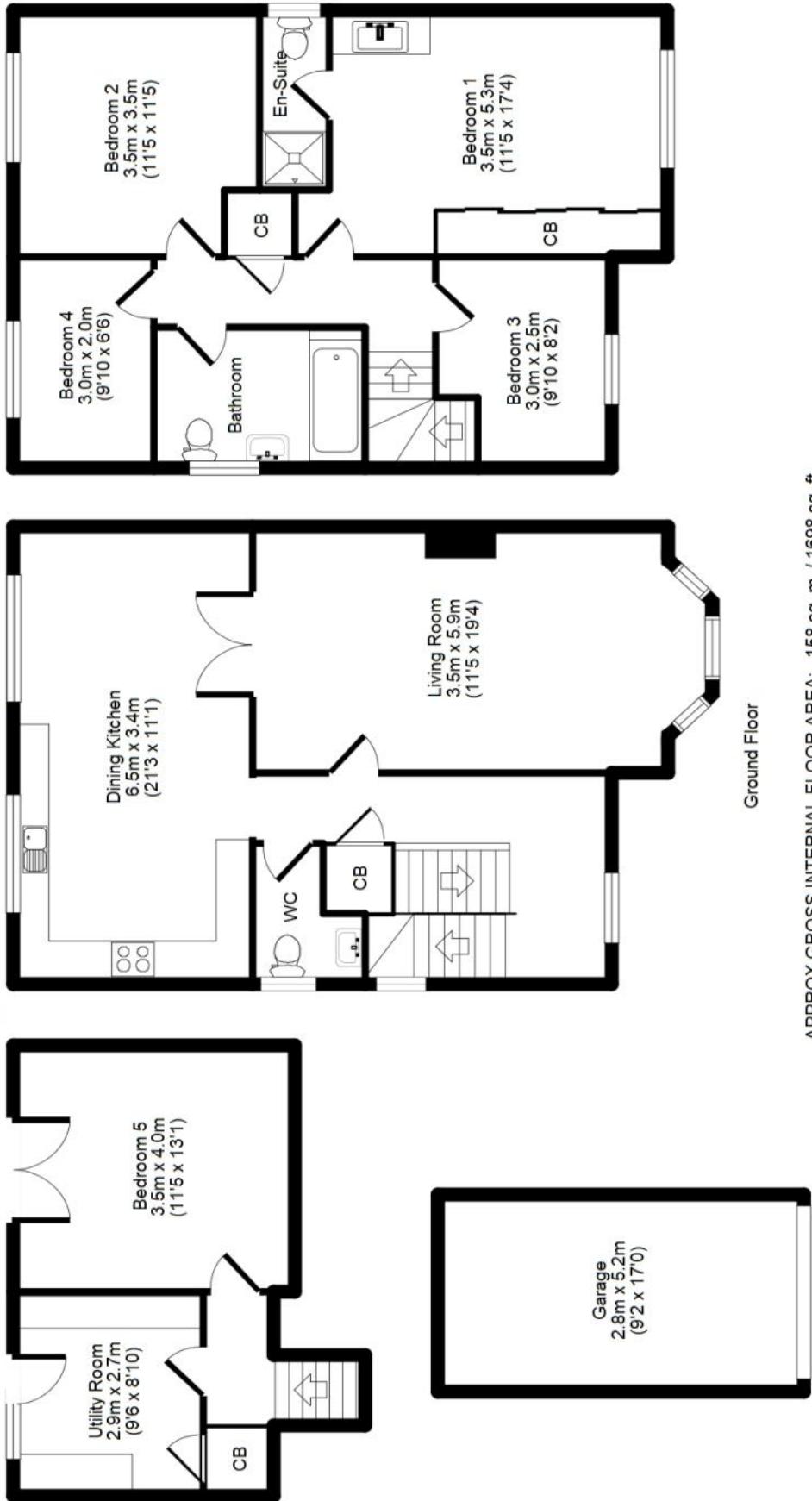
For sat nav users the postcode is: HX3 5FB

#### **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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