

MARSH & MARSH PROPERTIES

11 Shibden Garth, Shibden, Halifax, HX3 9XE

£360,000



Situated on the highly sought after residential location of Shibden Garth, nestled in the well regarded Shibden valley, in a peaceful location, is this four-bedroomed townhouse. A perfect family home, this property has plenty to offer anyone looking for that special something. To the rear is the elevated decked garden, overlooking woodland and to the valley beyond, creating the ideal place to sit back and relax or enjoy a barbecue. There is driveway parking to the front elevation for two cars, with an additional secure parking space provided by the integral garage as well as offering further storage space. An attractive front lawned garden also creates a charming kerb appeal that offers a welcoming first impression from the moment you arrive.

Internally the property offers a surprising amount of space, well laid out in a semi open-plan nature, making this an ideal family communal space. Just step inside and you will immediately fall in love with this smart and stylish property. With its large and dual aspect living & dining room, well-appointed and fitted breakfast kitchen, rear conservatory, ground floor WC, four bedrooms (one with en-suite and walk-in wardrobe) and house bathroom.

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The position of this house provides the ideal commuting routes, being within 5 minutes' drive of Halifax town centre and 5 minutes from Hipperholme village centre, as well as being within 15 minutes' drive of the M62 motorway, providing easy access to all the major cities - Leeds, Bradford and Manchester. There is also the benefit of quick access to Halifax and Brighouse train stations, both providing train connections to the local area as well as access to the London Grand Central train service. 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 whole host of features on offer with this property, including its highly sought after location, charming gardens and spacious internals, an internal inspection is essential.

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

HALLWAY

A long and welcoming entrance hallway that features a matted front entrance-way, central light fitting, carpeted floor, double radiator and a uPVC double glazed window to the front elevation.

From the hallway a wooden door opens into the

LIVING & DINING ROOM



A large and long living & dining room that creates an open plan space that is dual aspect - running from the front to rear of the property. The room features a uPVC double glazed window to the front elevation and a sliding uPVC double glazed door to the rear that opens into the conservatory. The dining room offers ample space for a family dining table, in addition to the living area offering

space for a three-piece suite. A gas fireplace, on a granite hearth and with granite mantelpiece, offers a charming feature for the living room. An under stairs cupboard offers a large amount of additional storage space. With a carpeted floor, two double radiators, two central light fittings and a television access point.



From the living & dining room a wooden door opens into the

KITCHEN

A beautifully presented kitchen that features laminated work surfaces to all sides creating ample work space as well as a breakfast bar. The kitchen offers access to the rear garden via a uPVC

double glazed door as well as into the garage via a wooden door. The kitchen is well illuminated via three sets of omni-directional ceiling spotlights in addition to a uPVC double glazed window to the rear elevation. With a range style cooker unit, stainless steel extractor, double radiator, plumbing for a washing machine, splashback tiling, vinyl flooring, plumbing for a dishwasher, space for a fridge/freezer and a 1 ½ composite sink with stainless steel mixer tap.



From the living & dining room a sliding uPVC double glazed door leads into the

CONSERVATORY



The ideal place to sit back and relax whilst enjoying the woodland backdrop to the property. Its panoramic uPVC double glazed windows provide plenty of natural light and a set of uPVC double glazed French doors open out to the rear decking. With a wood laminate floor and wall mounted light fittings.

From the hallway a wooden door opens into the

WC

An excellent addition to the ground floor of the property, providing additional facilities. With a

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

From the hallway carpeted stairs lead up to the

LANDING

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

From the landing a wooden door opens into

BEDROOM 1



A large master bedroom that features ample space for a king sized bed along with additional

bedroom furniture. The bedroom benefits from a large walk-in style wardrobe, separated by a sliding mirrored door, creating plenty of storage space. The room has a carpeted floor, central light fitting, double radiator and a uPVC double glazed window that overlooks the woodland to the rear elevation.

From bedroom one a wooden door opens into its

EN-SUITE



A neatly presented en-suite shower room with a pedestal washbasin, frosted uPVC double glazed window to the rear elevation, shower cubicle, close coupled toilet, stainless steel towel radiator, extractor fan, splashback tiling, vinyl flooring and a central light fitting.

From the landing a wooden door opens into

BEDROOM 2



A spacious second bedroom offering space for a double bed along with additional bedroom furniture. With a carpeted floor, omni-directional ceiling spotlights, double radiator, and uPVC double glazed window to the front elevation.

BEDROOM 3



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

BEDROOM 4

Another good sized bedroom that features charming views of the woodland, to the rear elevation, via its uPVC double glazed window. With a central light fitting, carpeted floor and double radiator.

BATHROOM



A well-presented house bathroom with a panel bath, over bath shower, close coupled toilet, pedestal washbasin, tiled splashbacks, glass splash guard, extractor fan, central light fitting, frosted uPVC double glazed window to the front elevation, vinyl floor and a stainless steel towel radiator.

GARDENS

To the rear of the property are the well-presented and low-maintenance decked gardens, benefitting from charming views over the woodlands to the rear elevation, creating the perfect place to sit back and relax. The garden is overlooking Red

Beck from its lofty vantage point that also offers the calming babbling sound of water that adds to the relaxing nature of the garden.



To the front elevation is a lawned garden that offers a charming frontage to the property, with flowerbed and hedge border that certainly enhances the kerb appeal of the house.

GARAGE & PARKING

To the front of the property there is parking for two cars on the driveway.

To the rear of the driveway there is an additional parking space provided by the integral single garage. Currently the garage is carpeted providing ample storage space and could potentially be utilised as a work area.

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: [///wasp.jump.smoke](https://what3words.com///wasp.jump.smoke)

Google Plus Code: P5GC+FV2 Halifax

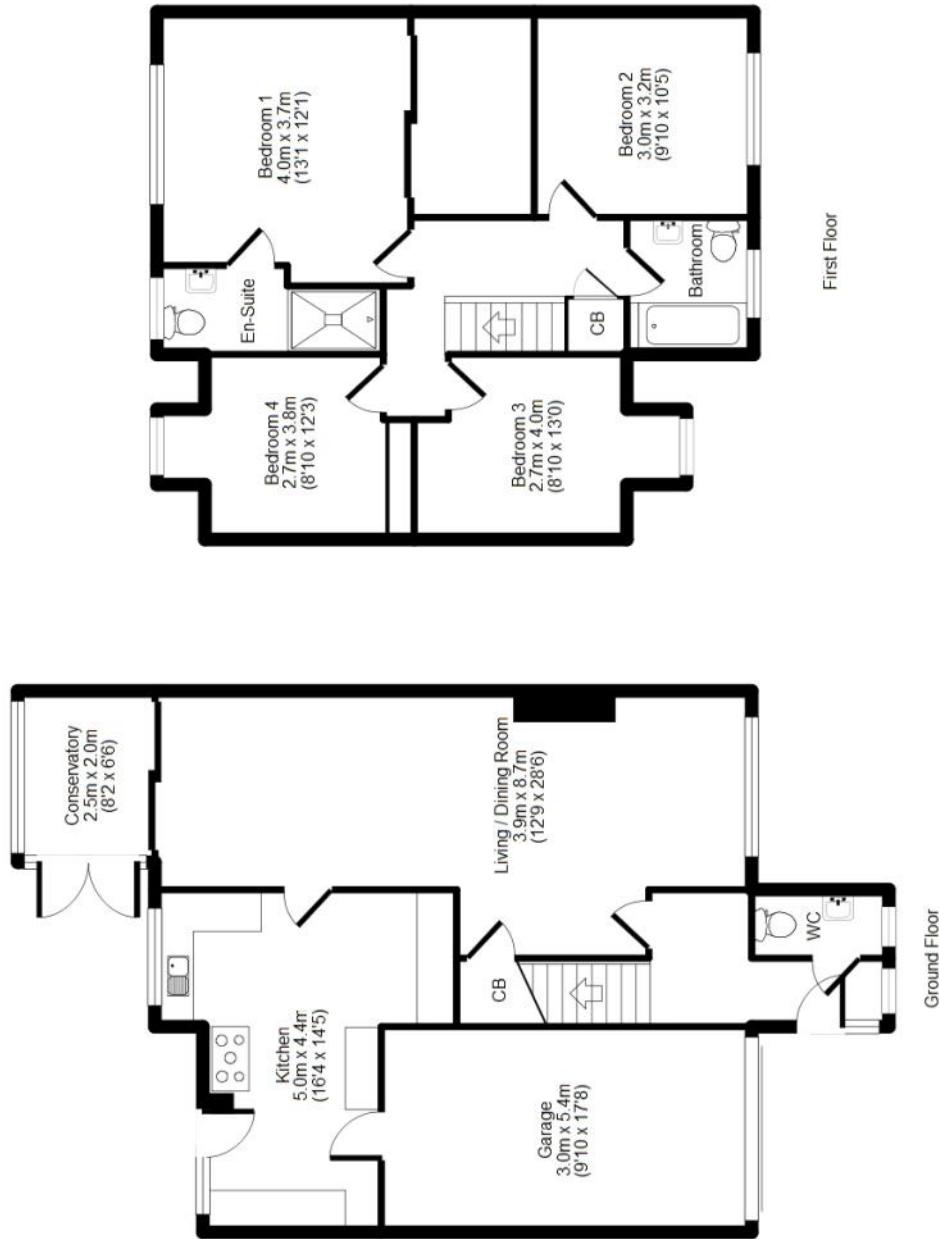
For sat nav users the postcode is: HX3 9XE

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: 137 sq. m / 1479 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.
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 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.
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