

MARSH & MARSH PROPERTIES

Pen Y Ghent, 15 Lee Lane, Halifax, HX3 6UJ

£475,000



Pen Y Ghent, a 3/4 bedroomed detached property, is a rare and exciting opportunity. This is a unique property, situated in a stunning setting, benefitting from far reaching countryside views that follow the Shibden valley creating the perfect outlook. From the moment you approach the property, down the traditional Yorkshire cobbled road, you get the sense that you are in for something special. As you arrive at the front of the property there is a brick paved forecourt that offers parking for four cars in a secure setting. To the rear of the property is the multi-tier and elevated garden that makes the most of the stunning surroundings and views, offering numerous seating spaces; the ideal place to sit in the sun. The garden also features a garden room, perfect to sit back and relax or even for use as a work from home office.

Internally the property offers a surprising amount of space, seeming to be bigger internally, giving a true TARDIS effect. The house has a unique layout that will delight and impress; being an “upside down” style property, with the bedrooms to the lower ground floor and the living spaces on the first floor, in order to make the most of the far reaching views to the front elevation. With an open plan style living and dining room, well-appointed kitchen, separate sitting room (could also be utilised as a large bedroom), open and bright conservatory/sun-room, first floor bathroom, three large double bedrooms to the ground floor (two with en-suite), study area and a large storage space to the rear of the property.

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The property is situated just on the outskirts of Halifax town centre presenting excellent transport links. Halifax train station provides convenient train connections to the local area including access to the Grand Central train service to London. The M62 is just a short 15 minute drive away providing easy access to the major cities of Leeds, Manchester and Bradford. It is also situated within easy access to the outstanding grammar schools and good primary schools in the local area.

Owing to the fantastic features this property has to offer, including the far reaching and stunning views, spacious internals and sought after location, an appointment to view is essential.

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

HALLWAY

A smart and spacious entrance hallway that offers the ideal greeting as you step inside the property. With a carpeted floor, wall mounted light fitting, alarm control panel and a uPVC double glazed window to the front elevation. The under stairs area offers plenty of additional storage space.

From the hallway carpeted stairs lead up to the

LANDING

A light and bright landing with a carpeted floor, central light fitting, double radiator and a cornice to ceiling.

From the landing a wooden door opens into the

LIVING ROOM



A large and spacious living room that features an

open plan style with the dining room, with a large interconnecting opening between the spaces. The living room benefits from a large uPVC double glazed bay window, with bay window seating space, that offers the ideal vantage point to admire the views along with bathing the whole room in natural light. The room offers ample space for a three piece suite along with additional furniture. A stove style gas fireplace, set on a stone hearth and with wooden mantelpiece, offers the ideal central feature for the whole room. With a carpeted floor, wall mounted light fittings, double radiator and television access point.



To the rear of the living room an opening leads into the

DINING ROOM



Another spacious area, the dining room offers plenty of space for a large family dining table. Its uPVC double glazed sliding doors create a dual aspect nature for the open plan space as well as, again, offering plenty of natural light. With a carpeted floor, central over table light fitting, wall mounted light fittings and a double radiator.

From the dining room a wooden door opens into the

KITCHEN



A beautifully presented kitchen that is well laid out to create a highly functional space. Solid

quartz work surfaces to two walls, all with over and under counter cupboards and drawers, in addition to a wall length set of units, offers plenty of work and storage space. The kitchen offers access to the rear elevation via a cottage style uPVC double glazed door as well as being dual aspect with uPVC double glazed windows to the front and side elevations. With an integrated hob, integrated oven, extractor, single radiator, splashback tiling, wood laminate floor, numerous ceiling inset spotlights, integrated dishwasher, space for a fridge/freezer and a 1 ½ stainless steel sink with stainless steel mixer tap.



From the landing a wooden door opens into the

SITTING ROOM



A charming sitting room that could also be utilised as another bedroom. The sitting room features a wall length set of fitted cupboards/wardrobes to one side of the room. A set of French doors provides natural light from the conservatory as well as access. With a carpeted floor, central light fitting, television access point and double radiator.



French doors from either the sitting room or the landing both lead into the

CONSERVATORY



The “best seat in the house” to be able to relax and enjoy the stunning frontal views for the property. Its panoramic windows offers the perfect place to truly admire the location of this

property. Owing to the solid roof construction of the room this is a usable space all year round. With a wood laminate floor, ceiling inset spotlights, uPVC double glazed windows and fitted blinds.



From the landing a wooden door opens into the

BATHROOM



A beautifully presented house bathroom, with a modern décor that will delight, creating the ideal place to relax. With its free standing bowl style bath, vanity inset washbasin, close coupled toilet, frosted uPVC double glazed window, ceiling inset spotlights, stainless steel towel radiator, laminate floor and tiled splashbacks.

From the hallway a wooden door opens into

BEDROOM 1



A large and spacious master bedroom that presents more than ample space for a double bed along with additional bedroom furniture. A fitted wardrobe to one side offers ample additional storage space. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and a double radiator.

From bedroom 1 a wooden door opens into the

EN-SUITE

The en-suite is a Jack-n-Jill style owing to a second

access door that opens into the study/hallway, therefore, offering easy access to bedroom 3. A well laid out en-suite that makes excellent use of the ample space on offer. With its walk in style rainfall shower, vanity inset washbasin, close coupled toilet, ceiling inset spotlights, extractor fan, tiled floor, under floor heating, tiled walls and a stainless steel towel radiator.



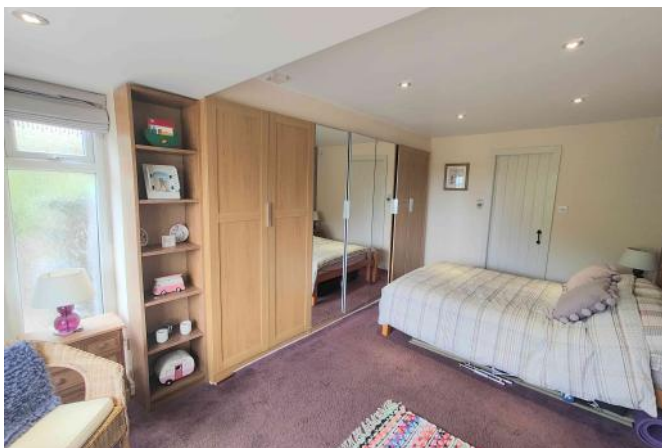
From the hallway a wooden door opens into

BEDROOM 2



Another large double bedroom, again offered with fitted wardrobes offering plenty of storage space. With a carpeted floor, uPVC double glazed window to the front elevation, ceiling inset

spotlights and a double radiator.



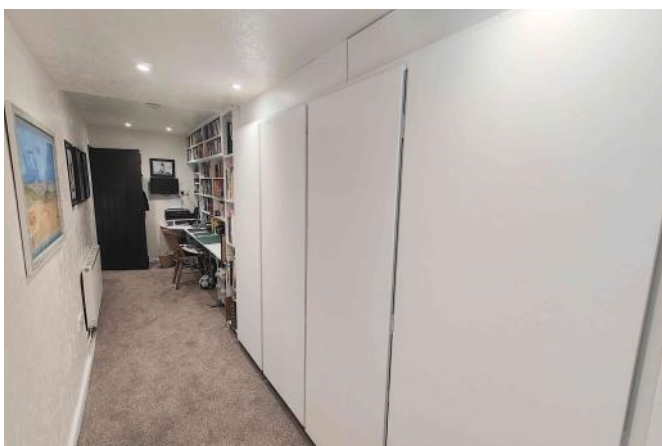
To the rear of the bedroom a wooden door opens into its

EN-SUITE

A neatly laid out en-suite shower room with a shower cubicle, electric shower, tiled floor, tiled splashbacks, close coupled toilet, pedestal washbasin, stainless steel towel radiator, under floor heating, extractor fan and ceiling inset spotlights.

From the hallway a wooden door opens into the

STUDY/HALLWAY



A large and long hallway that has been well adapted into a study area or office space. To one half of the length are a set of fitted bookshelves and work bench offering an ideal work from home office space. To the rest of the hallway is a set of fitted wardrobes. The hall has a carpeted floor, single radiator and numerous ceiling spotlights.

From the study/hallway a wooden door opens into

BEDROOM 3



Another spacious double bedroom featuring a set of sliding uPVC double doors, to the front elevation, providing access to the garden as well as plenty of natural light. With a carpeted floor, central light fitting, fitted wardrobes and double radiator.

From the rear of bedroom 2's en-suite a wooden door offers access into the

STORAGE

Running the full length of the property at the rear, the storage space offers an ideal utility room. The storage has fitted power outlets, plumbing for a washing machine as well as strip lights.



GARDENS



The multi-tier gardens offer a fantastic location to sit back and relax or have a barbeque whilst

making the most of the stunning far reaching views. To the rear of the property are four independent seating areas, three being flagged and one decked. An upper tier has flowerbeds and shrub creating a charming backdrop. A flagged pathway leads along the rear of the property. Under the decked area is a summer house creating a charming space to sit back and relax or, alternatively, could be turned into the perfect work from home office space.



PARKING

To the front of the property is a brick paved forecourt offering space for four cars.



For sat nav users the postcode is: HX3 6UJ



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: ///legend.point.store

Google Plus Code: P4RR+R29 Halifax



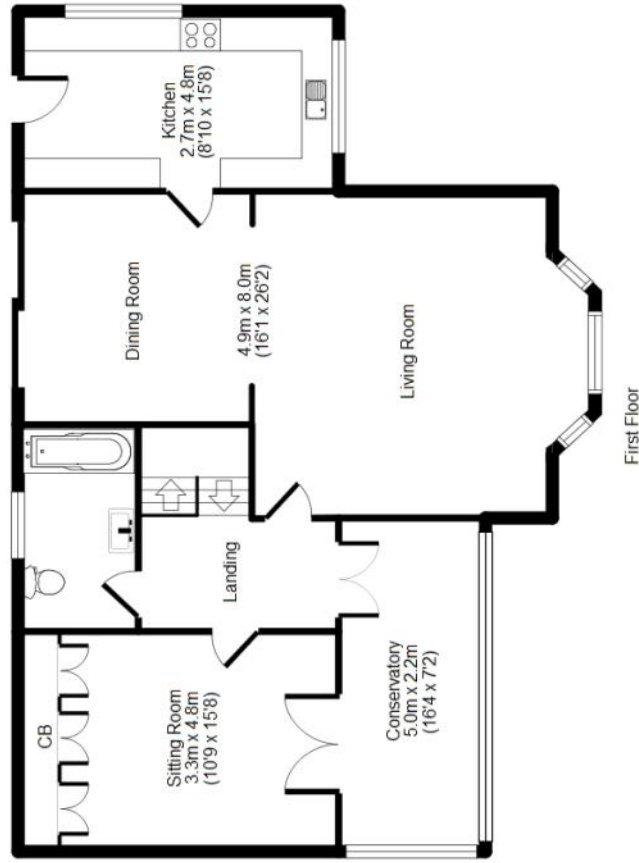
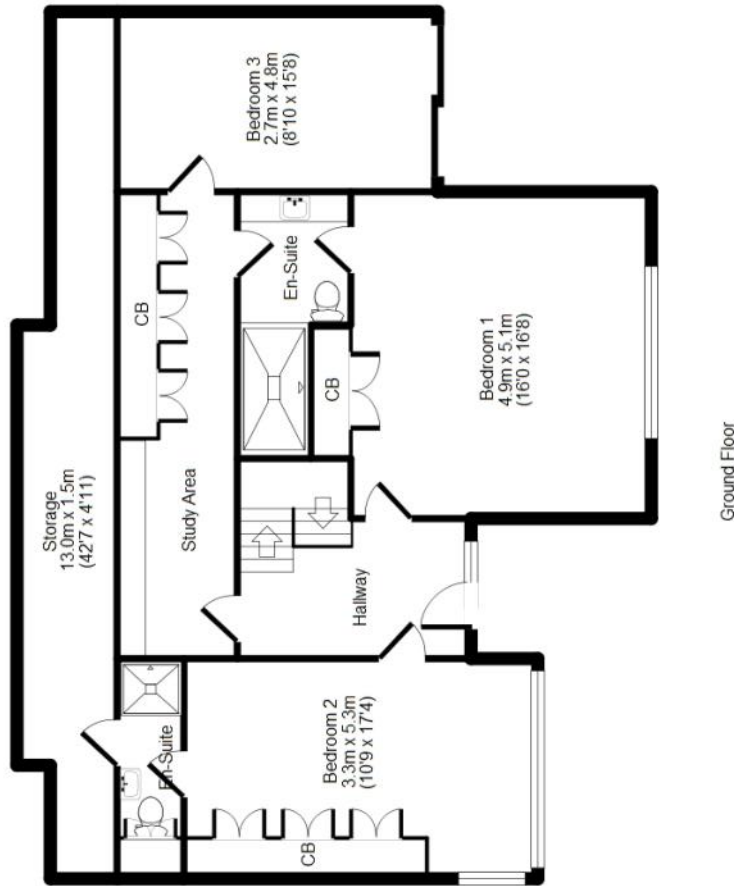
MORTGAGE ADVICE

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 / 2033 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 of any contract or warranty.

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