

MARSH & MARSH PROPERTIES

2 Rock Road, Birchencliffe, Huddersfield, HD3 3BU

£225,000



****ATTENTION ALL YOUNG COUPLES OR RETIREES**** This is a unique and individually built one bedroom detached property situated in the well-sought-after area of Birchencliffe, which is presented to an extremely high standard including high quality fixtures and fittings. Therefore, an internal inspection comes highly recommended to fully appreciate what is on offer. Ideally located close to local amenities and benefiting from quick and easy access to the M62 motorway, this home offers a practical and convenient lifestyle. In brief, the ground floor comprises a modern dining kitchen, lounge, cloakroom, and store. To the first floor is a spacious bedroom with en-suite. Externally, the property benefits from a driveway to the front and an enclosed rear garden with patio and lawned areas. An internal inspection is strongly advised to fully appreciate what this home has to offer.

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

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DINING KITCHEN 3.5 x 4.4m (11'3 x 14'7)



A modern fitted dining kitchen featuring a sink with chrome mixer tap, built-in oven, hob and extractor fan, and space and plumbing for a

washing machine and tall fridge freezer. The room includes wood-effect laminate flooring, ceiling spotlights, an open staircase leading to the bedroom, a UPVC window and a UPVC front door. An airing cupboard homes the combination boiler.



LIVING ROOM 5.0 x 4.0m (16'4 x 13'1)



A spacious lounge with electric fire, radiator, ceiling spotlights, and UPVC windows, with UPVC patio doors leading out to the rear garden.

WC



A cloakroom fitted with a low-flush toilet and vanity hand wash basin. The room is completed with tiled walls, a ceiling fan, wood-effect flooring, and a UPVC window.

STORE / OFFICE



A useful storage room accessed via the cloakroom which could easily be utilised as a small office space and benefits a radiator.

BEDROOM 3.3 x 4.4m (10'11 x 14'7)



A large double bedroom with exposed wooden ceiling beams and UPVC windows.



EN-SUITE BATHROOM



An en-suite comprising a bath with rainfall and handheld power shower above, a vanity sink unit and low-flush toilet. Finished with partially tiled walls, ceiling spotlights, an extractor fan, chrome towel radiator, and a UPVC window.

EXTERNAL

To the front of the property is a cobbled-effect resin driveway providing off-road parking. A path leads to the rear garden, which features a stone-flagged patio with steps down to a wooden decking area with shed and a lawn.

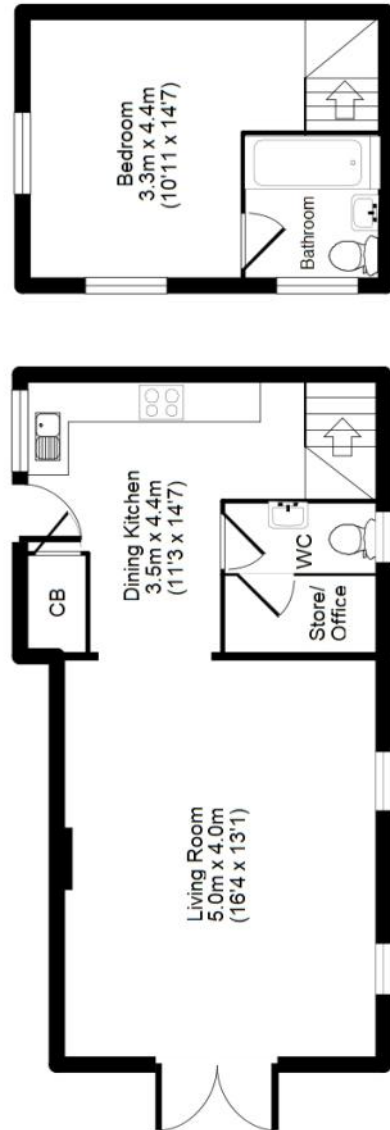


do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been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



Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and

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APPROX GROSS INTERNAL FLOOR AREA: 50 sq. m / 540 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.

(c) Marsh & Marsh Properties

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