

MARSH & MARSH PROPERTIES

2A Brow Lane, Shelf, HX3 7QJ

£495,000



A perfect family home, such as this, rarely becomes available on the open market. This six bed roomed, detached, property - all offered with the added advantage of being NO CHAIN - is nestled away on Brow Lane in the heart of the highly sought after and desirable Shelf village. Easy to overlook, being set back from the roadside, the property offers the added advantage of a brick paved driveway for 3-4 cars. To the rear of the property is a fully enclosed lawned and decked garden, creating the perfect place to sit back and relax or for children and pets to play. As soon as you arrive you will immediately notice that this property has that special something, all offered at a realistic asking price.

Internally the property is well presented, all with a light and bright atmosphere; ideal for the hectic lifestyle of a modern family. Featuring a natural flow throughout the ground floor, with large living areas and with an annex that is perfect for someone who needs independence from the main household. With a spacious living room, central dining room, sitting room, well-appointed kitchen, utility room, ground floor shower room, bedroom 6/annex room, annex kitchen, five bedrooms to the first floor, house bathroom, and a separate WC. With so much on offer you will be impressed the moment you step inside.

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Its well-connected position provides quick access to the amenities of Shelf Village, which is within walking distance, whilst being located away from all main roads. The property is also a quick drive (10 minutes) from the M62 providing quick access to the major cities of Leeds, Bradford and Manchester. Low Moor train station is just a short 5-minute drive providing access to regular train connections to local towns and cities, including access to the Grand Central train service. The property also benefits from being close to local good schools.

Owing to the numerous fantastic features on offer, with its six bedrooms, ample private parking and spacious communal areas, all with the added advantage of being offered with NO CHAIN, an appointment to view is essential.

From the front of the property a storm porch offers access via a wooden door into the

HALLWAY



A welcoming reception as soon as you step inside, the hallway is spacious and receives ample natural light owing to the windows to the front elevation, bordering the doorway. With its wood laminate floor, two central light fittings, covered radiator and wall mounted coat hooks.

From the hallway wooden doors open into the

LIVING ROOM



A rather large and long living room that offers ample space for a three piece suite along with additional furniture. The alcove inset fireplace creates a unique feature, with large chimney hood, bordering double glazed windows and a gas fire stove on a tiled hearth. The room is bathed in natural light owing to the double glazed bay window to the front elevation. With a carpeted floor, ceiling inset spotlights, wall mounted light fittings, double radiator and television access point.

DINING ROOM



A well-presented central dining room that offers access to the rooms on either side. The dining room offers ample space for a large family dining table along with additional furniture. With wood laminate flooring, double glazed window to the rear overlooking the

gardens, double radiator and central light fitting.



To one side of the room a wooden door opens into the

SITTING ROOM



An ideal space for a hobby room, snug or sitting room. A set of uPVC double glazed French doors offers access out to the rear garden as well as offering plenty of natural light. With a carpeted floor, central light fitting and single radiator.

To the other side of the dining room an opening leads directly into the

KITCHEN

A large and well-appointed kitchen that features laminated work surfaces to three sides, one creating a

breakfast bar, all with over or under counter cupboards and drawers, offering plenty of work space. A wooden door offers access to the rear garden and the room benefits from double glazed windows to the rear and side elevations, offering a dual aspect. With a range style cooker unit, extractor hood, under cupboard lighting, ceiling inset spotlights, wood laminate floor, splashback tiling, plumbing for a dishwasher, space for a fridge/freezer and a 1 ½ sink with a mixer tap.



From the kitchen a wooden door opens into the

UTILITY ROOM

A useful addition, offering further work space for the kitchen that is tucked away. Featuring laminated work surfaces to two opposite sides, cupboard storage

space, central light fitting, wood laminate flooring, plumbing for a washing machine and space for a dryer.



From the hallway wooden doors open into the

SHOWER ROOM



A welcome addition to the ground floor offering wash and toilet facilities. With a shower cubicle, close coupled toilet, vanity inset washbasin, wood laminate flooring, stainless steel towel radiator and a central light fitting.

BEDROOM 6 / ANNEX



Another fantastic addition to the property, bedroom 6 also offers plenty of space for its own living area, perfect for an older family member (owing to the ground floor location) or even a teenager wanting their

own independence. The room offers three double glazed windows to the front and side elevations creating a dual aspect. With a carpeted floor, ceiling strip lights and a double radiator.



From bedroom 6 a wooden door opens into the

ANNEX KITCHEN



A neatly laid out annex kitchen that features laminated work surfaces to two sides, with over and under counter cupboards. With a cooker unit, space for a fridge/freezer, wood laminate flooring, tiled splashbacks, central light fittings and plumbing for a washing machine.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, two single radiators and two central light fittings.

From the landing a wooden door opens into the

MASTER BEDROOM



A rather large and spacious master bedroom, offering plenty of space for a king sized bed along with additional bedroom furniture. The room is also dual aspect, with double glazed windows to the front elevation along with Velux windows to the rear elevation. With a carpeted floor, wall mounted light fittings, ceiling inset spotlights and single radiator.

BEDROOM 2



A generous second bedroom, offering space for a king sized bed along with additional furniture. With a carpeted floor, central light fitting, single radiator and a double glazed window to the front elevation.

BEDROOM 3

Another good sized bedroom offering space for a double bed along with additional furniture. With a

carpeted floor, central light fitting, single radiator and a double glazed window to the rear elevation.



BEDROOM 4



A similar sized bedroom to bedroom 3, the room features a carpeted floor, central light fitting, single radiator and a double glazed window to the rear elevation.

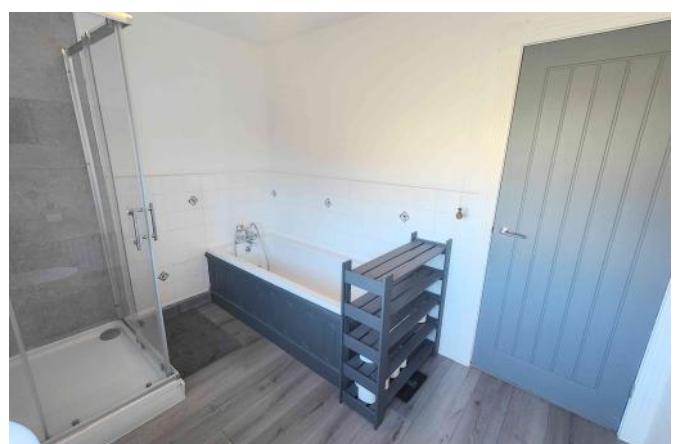
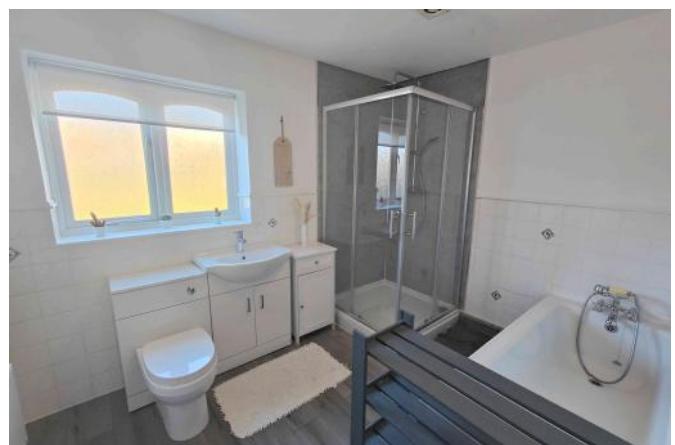
BEDROOM 5



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



BATHROOM



A beautifully presented, large and well-laid out house bathroom. The bathroom features a panel bath, corner shower cubicle, vanity inset washbasin, close coupled toilet, vinyl floor, tiled splashbacks, frosted double glazed window to the side elevation, central light fitting and extractor fan.

WC

A well-presented WC that offers additional facilities for the first floor. With a vinyl floor, close coupled toilet, vanity inset washbasin and a central light fitting.

GARDENS

To the front of the property, bordering the driveway, is a lawned front garden that enhances the property's

kerb appeal and creates a welcoming reception to the front elevation.



To the rear elevation is a well-maintained and manicured rear garden. Featuring a lawned area, decked seating space and is fully enclosed to all sides to create a secure space for children and pets to play. The rear garden offers access to the front elevation via a lockable gate.

PARKING



There is parking for 3-4 cars on the brick paved area to the front of the property.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of double glazing, fitted alarm system and gas central heating.



TO VIEW

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

LOCATION

What3words: //plug.index.races

Google Plus Code: Q54Q+289 Halifax

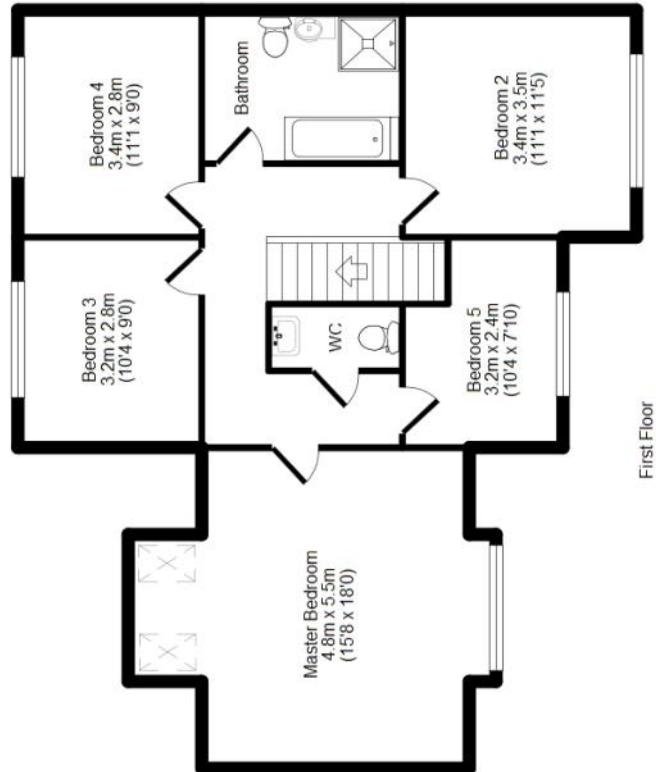
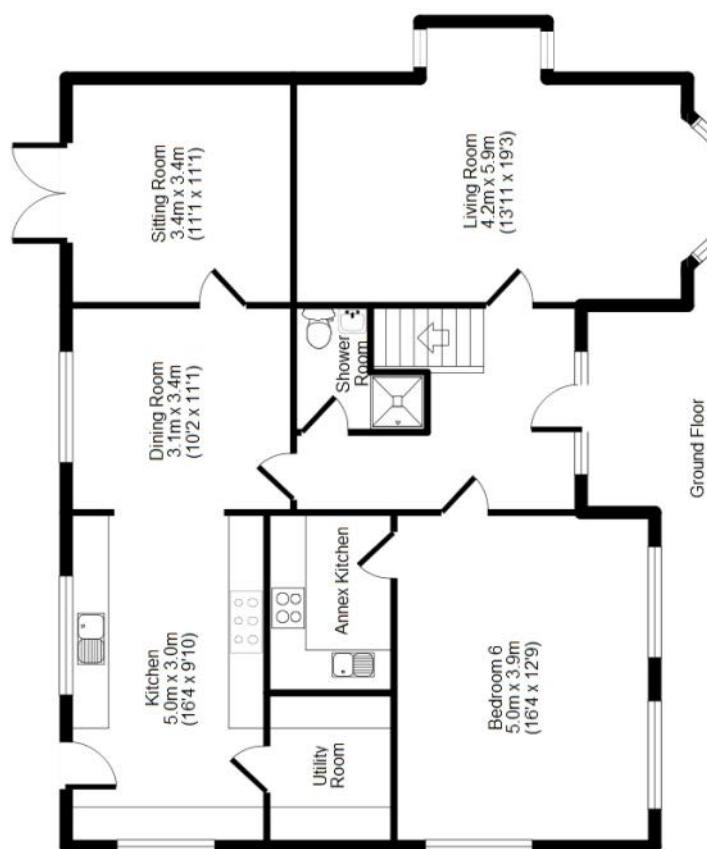
For sat nav users the postcode is: HX3 7QJ

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.

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

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APPROX GROSS INTERNAL FLOOR AREA: 182 sq. m / 1954 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.

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