

MARSH & MARSH PROPERTIES

16 Buckstones Close, Holywell Green, HX4 9DZ

£325,000



****ATTENTION ALL YOUNG AND GROWING FAMILIES**** A well-presented FOUR BEDROOM end-townhouse situated in the highly sought-after area of Holywell Green. Ideally positioned within walking distance of local amenities and schools, while also benefiting from quick and easy access to the M62 motorway. The property offers versatile accommodation arranged over three floors. In brief, the ground floor comprises an entrance hall, integral garage, occasional bedroom, utility room, and cloakroom. The first floor offers a landing, spacious lounge, and a dining kitchen. To the second floor is a landing, master bedroom with ensuite, a further double bedroom, a single bedroom, and the house bathroom. Externally, the property benefits from a driveway providing ample off-road parking, a side patio garden with shed, a rear garden and a balcony enjoying far-reaching hillside views. An internal inspection is strongly advised.

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ENTRANCE HALL



Entrance hall with front door, wood effect laminate flooring, useful under stairs storage, open staircase, and radiator.

OCCASIONAL BEDROOM 3.1 x 3.4m (10'2 x 11'1)



A versatile double bedroom with wood effect laminate flooring, radiator and UPVC patio doors leading to the rear garden.

UTILITY ROOM



A useful utility room fitted with wall and base units including a sink with chrome mixer tap and splashback tiles. Space and plumbing for a washing machine and dryer. This room houses the combination boiler and further benefits from

wood effect laminate flooring, extractor fan, radiator, UPVC window and a rear door leading to the garden.

INTEGRAL GARAGE 2.7 x 5.2m (8'10 x 17'0)

Integral garage with power, light, and a remote-controlled roller shutter garage door.

CLOAKROOM



Cloakroom comprising a low-flush toilet and pedestal sink with splashback tiles, wood effect laminate flooring, radiator, and UPVC window.

FIRST FLOOR LANDING

Landing providing access to the lounge and dining kitchen, with stairs rising to the second floor.

LIVING ROOM 5.1 x 4.9m (16'6 x 16'0)



A spacious lounge featuring a coal effect gas fire, radiator, coving, and a UPVC bay window.

DINING KITCHEN 5.1 x 3.7m (16'6 x 12'1)



A dining kitchen fitted with wall and base units incorporating a one-and-a-half bowl sink with chrome mixer tap and splashback tiles. Appliances include an integrated dishwasher, built-in oven, hob, and extractor fan, with space for a tall fridge freezer. Additional features include solid wood flooring, coving, a modern tall radiator, ceiling spotlights, UPVC window and UPVC patio doors leading out to the balcony.



SECOND FLOOR LANDING

Landing providing access to three bedrooms and the house bathroom.

BEDROOM ONE 4.0 x 3.4m (13'1 x 11'1)



A double bedroom with fitted wardrobes, storage

cupboard over the stairs, radiator and UPVC window enjoying far-reaching hillside views.

EN-SUITE



A three-piece ensuite comprising a tiled shower cubicle with glass shower screen, low-flush toilet, and pedestal sink. Finished with a tiled floor, partially tiled walls, chrome towel radiator, under floor heating, ceiling spotlights, extractor fan, and UPVC window.

BEDROOM TWO 3.0 x 3.5m (9'10 x 11'5)



A double bedroom with a radiator and UPVC window.

BEDROOM THREE 2.0 x 2.4m (6'6 x 7'10)



A single bedroom with a radiator and UPVC window.

BATHROOM



Three-piece bathroom suite comprising a bathtub with shower above, vanity sink unit and low-flush toilet. Finished with a tiled floor, partially tiled walls, chrome towel radiator, ceiling spotlights, extractor fan, and UPVC window.

EXTERNAL



To the front of the property is a driveway providing off-road parking for multiple vehicles. Steps lead around the side of the property to a stone-flagged patio area with a large wooden shed. Further steps rise to a composite decked

balcony area enjoying far-reaching hillside views. A pathway continues down the side of the property to the rear, where there is a multi-tiered garden accessible from both the utility room and the patio doors in the occasional bedroom.



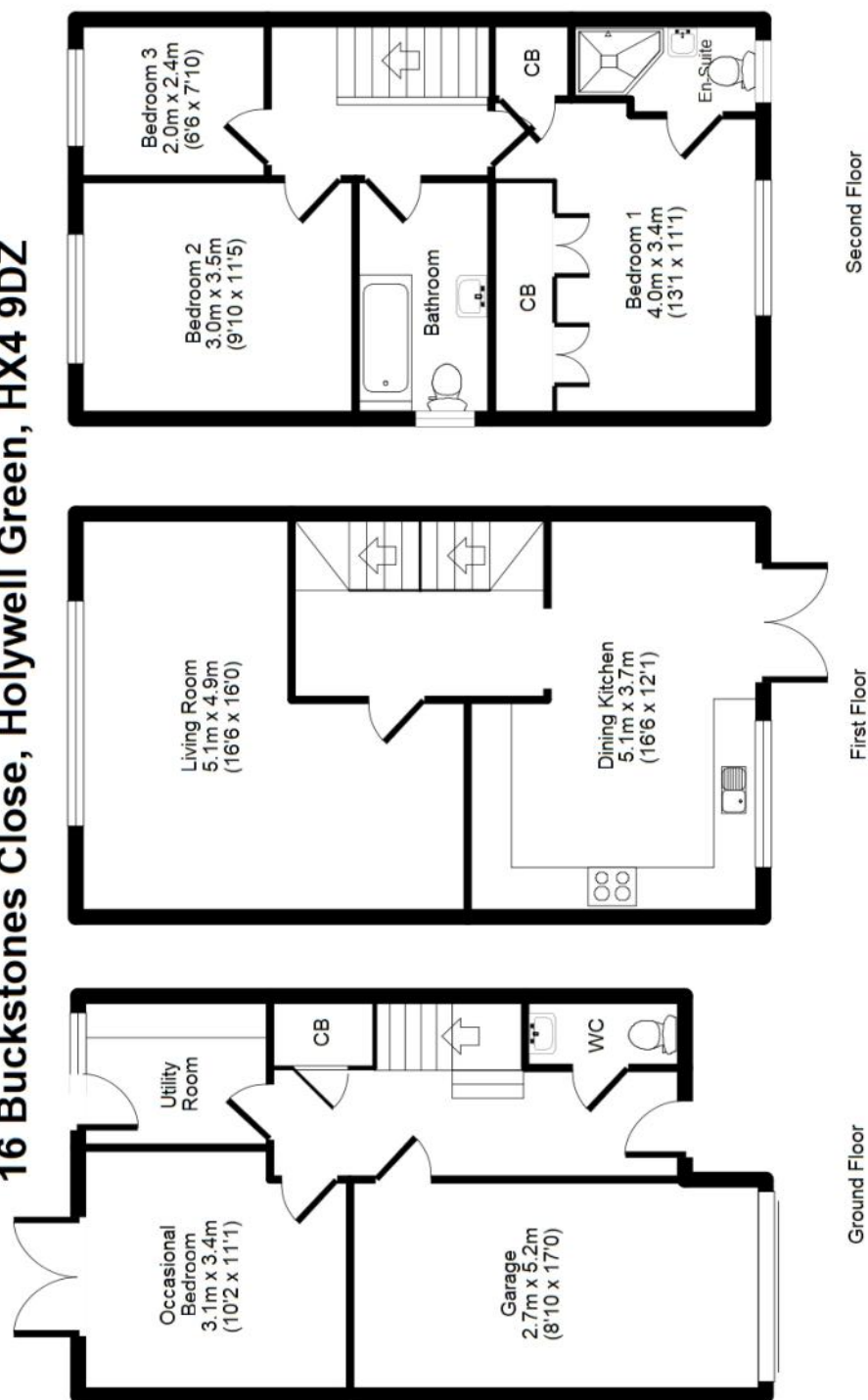
SHED

Large wooden shed with power and light.

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: 127 sq. m / 1367 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

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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