

MARSH & MARSH PROPERTIES

Craiglea Cottage, Craiglea Drive, Wyke, BD12 9BJ

£175,000



We are pleased to present this rare opportunity of a true bungalow, detached and stone built, situated on a quiet cul-de-sac in a pleasant residential area. Built circa ten years ago and designed to a high specification, this property will be of special interest to anyone looking for an ideal single level home that is also a little bit special.

With ample gated parking spaces to the front and side elevations - 5 spaces for cars including the integral garage (or 3 cars and one caravan in the side parking plot). To the rear of the property is a low maintenance pebbled garden and shrub landscaped section to one side, ideal for sitting out and enjoying the south facing orientation.

Internally this property will continue to impress. Its layout creates a natural flow through the whole house and is presented with a modern décor throughout. Being in excellent condition it provides the opportunity for any prospective buyer to take immediate possession with little to no work required. With its large living room, open plan kitchen diner (acting as a central communal area), two double bedrooms, bright and warm sun room, private office space, family bathroom and integral garage (presenting the possibility to be converted into a further usable room/bedroom and en suite).

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

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The property benefits from being just a short four minute drive away from junction 26 of the M62 motorway, providing excellent connections to the major cities of Leeds, Bradford and Manchester. The Low Moor train station is also a short seven minute drive away providing excellent local rail connections, including access to the Grand Central train line. The property is also inside the admission area of good primary and secondary schools, both within a short commute.

Owing to the multitude of features on offer with this property, charming location and exceptionally reasonable price tag, an appointment to view is highly encouraged to take advantage of this real gem.

From the front parking bay a frosted uPVC double glazed door opens into the

PORCH

A bright and welcoming porch section that creates a barrier from the outside from the internal aspect. With vinyl flooring and central diffuser light fitting.

From the porch a glass panel door opens into the

HALLWAY

A small hallway area that naturally leads into the dining kitchen. With vinyl floor and central diffuser light fitting.

From the hallway a wood panel door opens into the

LIVING ROOM



This bright and spacious living room makes excellent use of a large uPVC double glazed window to the front elevation, bathing the whole room in natural light. The room is also well illuminated via a central light fitting and wall mounted light fittings. A central gas fireplace creates a natural centre feature for the whole room with its marble hearth and solid wooden mantelpiece. With carpeted floor, double radiator, TV access point and fitted window blinds.



The initial hallway leads directly into the

DINING KITCHEN



A rather grand room that creates a fantastic communal area for the whole property; a large space that has ample room for a grand family dining table. The room receives a large amount of natural light owing to its two Velux windows to one side of the room and a uPVC double glazed patio door, with twin side uPVC double glazed windows, that leads

directly into the rear garden. Any culinary enthusiast will feel at home in this kitchen, with its work surfaces to two walls creating a large work space with both over and under counter cupboards and drawers. With a fitted gas Stoves Newworld hob, fitted Stoves Newworld dual oven, extractor hood, laminated work surfaces, two double radiators, plumbing for a washing machine, splashback tiling, vinyl flooring, integrated Diplomat dishwasher, four central diffuser light fittings, space for a fridge freezer unit, extra extractor fan, under cupboard lighting, stainless steel sink and stainless steel mixer taps.



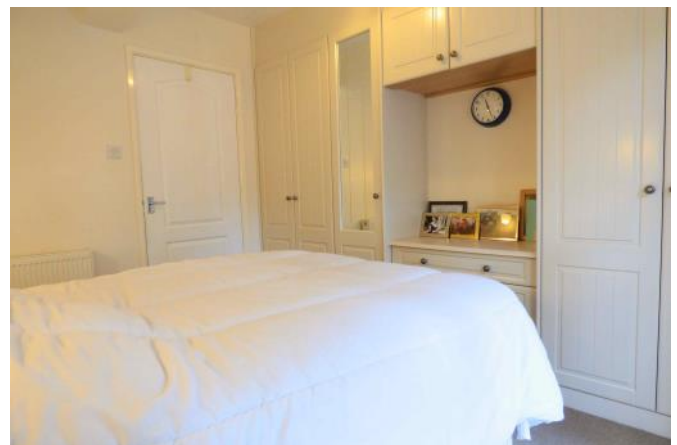
From the dining kitchen a wood panel door opens into the

HALLWAY 2

A light and bright hallway that owing to a Velux window, provides natural light for the hallway. With fitted carpet, single radiator, loft access hatch and central diffuser light fitting.

From the hallway a wood panel door opens into

BEDROOM 1



A good sized master bedroom that, offers more than ample space for a double bed. To one side of the room are full wall length fitted wardrobes with an in built dressing table and drawers. With central light fitting, wall lights, double radiator, fitted carpet, TV access point and telephone access point.

From bedroom 1 a uPVC double glazed door, with twin uPVC double glazed side window, opens into the

SUN ROOM/TEMPORARY GUEST ROOM

A fantastic addition to the property providing a perfect position to sit and look over the rear garden. The whole room receives a large amount of natural light from a uPVC double glazed window to the rear elevation, uPVC double

glazed door and uPVC double glazed window to the side elevation and Velux window. With double radiator, fitted carpet, central light fitting, space for a double bed and TV access point.



From the hallway wood panel doors open into

BEDROOM 2



Another good sized bedroom that offers plenty of space for a double bed in addition to the fitted wardrobes running the length of one wall. With double radiator, uPVC double glazed window to the rear elevation, fitted carpets, fitted blinds, TV access point and telephone access point.



BATHROOM

A modern and well-presented bathroom that makes excellent use of the space on offer. With large walk in shower cubicle, tiled splash backs, pedestal washbasin, close coupled WC, frosted uPVC double glazed window to the side elevation, stainless steel towel radiator, extractor fan, vinyl flooring, fitted blinds and a central diffuser light fitting.



OFFICE

Another excellent addition to the property, tucked away at the rear of the garage, providing an entry point. With Velux window, fitted work bench/desk, vinyl flooring, two central diffuser light fittings and a single radiator.

GARAGE

A good sized integral garage that offers parking for one car in addition to extra storage space to the rear of the garage. With a manual metal garage door, two central strip lights, Velux window and houses the Worcester boiler.

LOFT

The property benefits from a boarded loft with lighting providing additional storage space.

PARKING

The property offers excellent parking space, with ample

space for five cars (including the garage), or three cars with ample space for a caravan to the side of the property. All parking is secure in a gated parking area.



GARDEN



A private and tucked away, low maintenance garden, located at the rear of the property, which makes the most of the south facing orientation. The garden has a paved patio section leading from the kitchen. From the end of the patio is a large pebbled section running around the side and to the rear of the property. At the rear is an elevated landscaped shrub plantation section. The garden is enclosed via stone wall and wooden fence and is gated to create a safe and secure place for children or pets to play.



GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of full uPVC double glazing, gas central heating, fitted alarm system, insulated walls, insulated loft and superfast broadband capability.

TO VIEW



Strictly by appointment – please telephone Marsh & Marsh Properties on 01422 648 400.

DIRECTIONS

From junction 26 of the M62 motorway head towards Wyke on Whitehall Road East (A58) for 1.3 miles. At the crossroads by the Texaco petrol station turn right onto Westfield Lane (B6379) for 0.2 miles and then turn right onto Wyke Lane. After 0.1 miles turn right onto Knowle Lane. At the end of Knowle Lane look out for the Marsh & Marsh Properties "For Sale" sign indicating the location of the property.

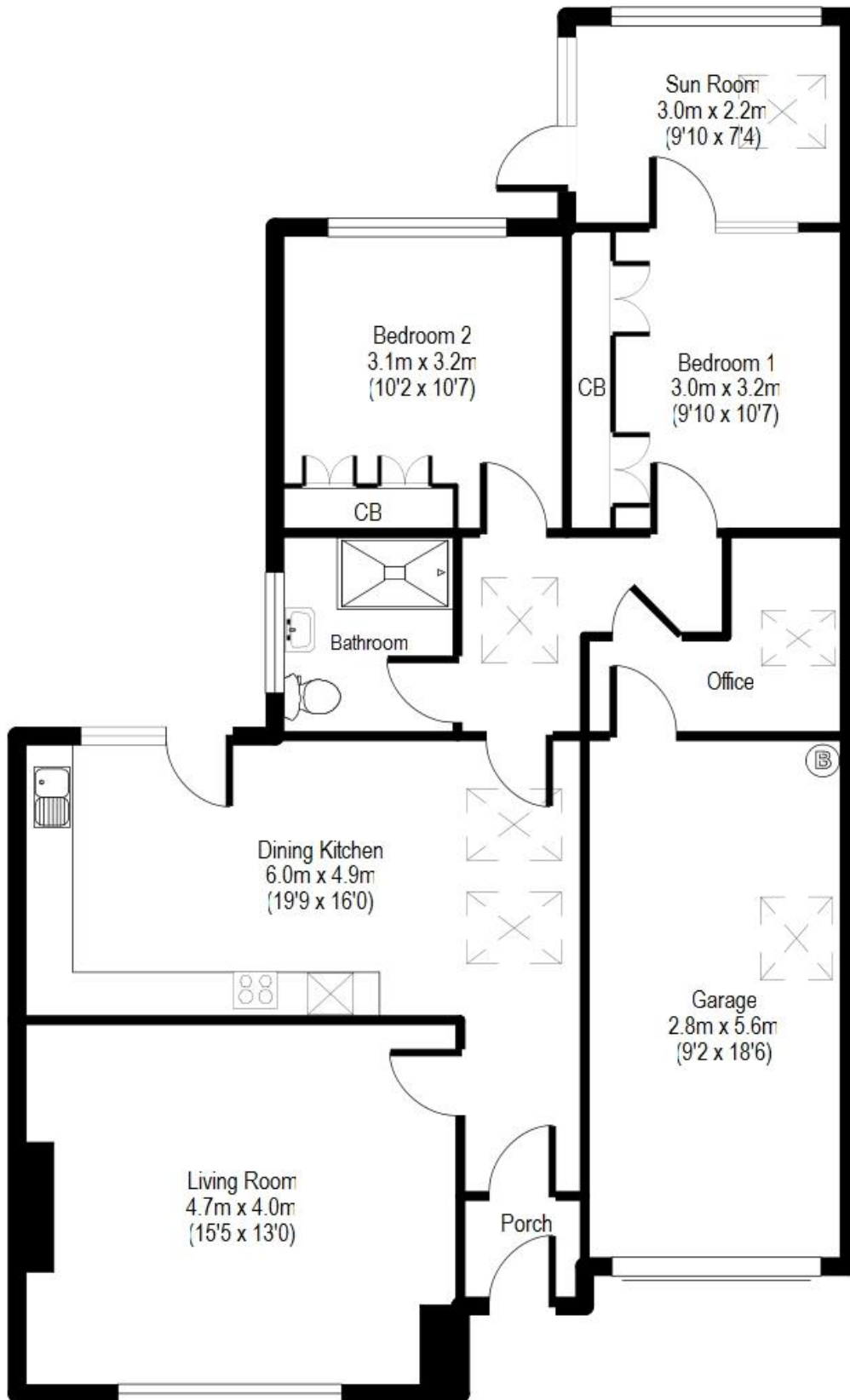
For sat nav users the postcode is: BD12 9BJ

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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For illustrative purposes only. Not to scale. Room dimensions are given as average

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