

MARSH & MARSH PROPERTIES

25 Sutcliffe Wood Lane, Hipperholme, HX3 8PS

£535,000



Sometimes you come across something special, a property that sets itself apart, where you immediately get a sense of home from the moment you arrive at the property. Set in a private setting, situated on an impressive $\frac{1}{4}$ acre of land, is this four bedroomed, detached, property. Its private surround, located on Sutcliffe Wood Lane, also offers a charming valley view to the front elevation that will impress and delight. The house offers a spacious parking area that can accommodate seven cars, with an additional secure parking space offered by the integral garage that can also offer ample additional parking.

The gardens for the property have had an extensive and full remodel to create something rather special. With lawns, flowerbeds and patio areas fully surrounding the property there is a place to sit back and relax for everyone. A raised seating pagoda creates a truly stunning outlook for the valley beyond, benefitting from a raised position overlooking the top of the property. With so much on offer the gardens **MUST** be fully explored in person in order to fully appreciate the love, care and attention that has gone into creating this space.

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Internally the property will continue to impress, being offered in immaculate condition throughout, with a modern décor and finish. Its large and open rooms, some with dual aspect, create a light and bright living area that offers a natural flow, ideal for modern family life. With its large and open living room, open plan style dining kitchen (with dual tier feature), utility room, ground floor WC & shower, four double bedrooms (one with en-suite shower room and fitted wardrobes) and a family bathroom. Just step inside and you will immediately fall in love.

The property benefits from the fantastic transport connections of the local area with Halifax being just a short 10 minute drive away. Also benefitting from being just 15 minutes' drive from the M62 motorway offering quick connections to Leeds, Bradford and Manchester. The Halifax train station lies just a 15 minutes' drive away offering fantastic rail connections as well as access to the Grand central train service. The property is within a short commute of outstanding primary and secondary schools.

With so much on offer, a viewing is certainly essential in order to fully appreciate the impressive and exciting nature of this rare property.

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

HALLWAY

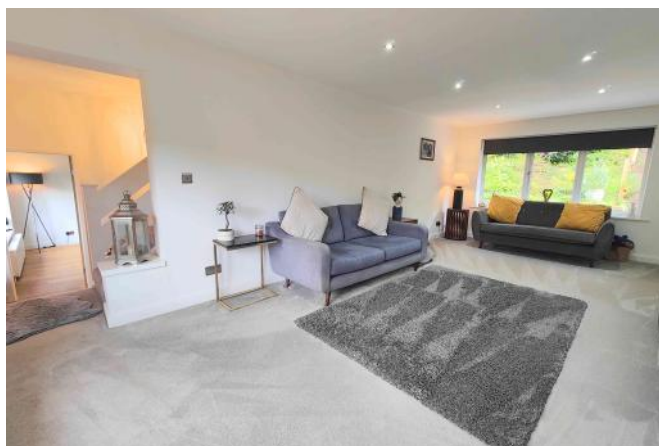


Creating a welcoming and impressive first impression as you step inside the property, the hallway is light and bright and offers ample storage space for coats and shoes owing to an under stairs cupboard. With a wooden floor,

double radiator, ceiling inset spotlights and a uPVC double glazed window to the front elevation.

From the hallway an opening leads into the

LIVING ROOM



The perfect place to sit back and relax, the living room is bathed in natural light due to its dual aspect, uPVC double glazed, windows to the front and rear elevations, offering charming views to both directions of the garden and the valley. The living room offers more than ample space for a three piece suite along with additional furniture. With a carpeted floor, ceiling inset spotlights, double radiator and a television access point.



From the hallway a wooden door opens into the

DINING KITCHEN



The pièce de résistance of the property is this beautifully presented, split level feature, dining kitchen. Another dual aspect space, the dining kitchen has a uPVC double glazed window to the front elevation and double glazed, bi-folding, feature doors to the rear garden. The lower level is the dining space, offering ample room for a family dining table. The upper tier, with glass balustrade, houses the kitchen. The kitchen features laminated work surfaces, over and under counter cupboards and drawers, breakfast bar seating area, double radiator, integrated hob, integrated oven, splashback glass backs, wooden

flooring, ceiling inset spotlights, fitted fridge/freezer and an inset sink with mixer tap.



From both the kitchen area or the hallway, wooden doors open into the

UTILITY ROOM

A fantastic addition to the property creating additional work space. The utility room also offers access to the rear garden via its composite door. A solid wood work surface, with cupboard storage, houses plumbing for a washing machine and space for a dryer. With a wooden floor, ceiling inset spotlights, uPVC double glazed window, stainless steel sink, stainless steel mixer tap and a single radiator.



features a carpeted floor, central light fitting, ceiling inset spotlights, loft access hatch and a single radiator.

From the landing a wooden door opens into

BEDROOM 1



From the utility room a wooden door opens into the

WC & SHOWER



A neatly presented and well laid out shower room that features an alcove shower cubicle, washbasin, close coupled toilet, frosted uPVC double glazed window to the rear elevation, tiled floor, ceiling inset spotlights and a single radiator.

From the hallway a carpeted staircase leads up to the

LANDING



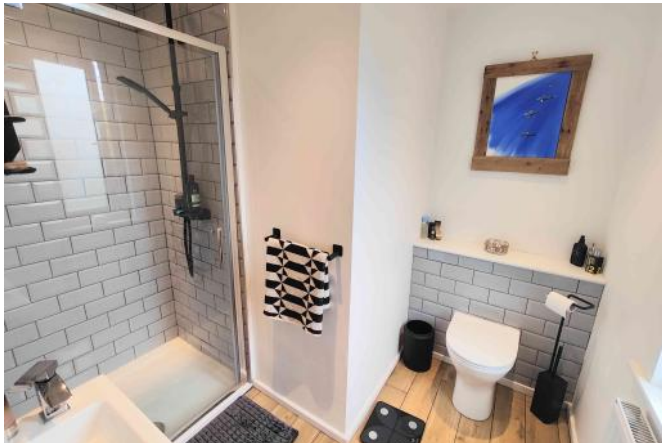
A well-presented and open landing area that



A large and impressive master bedroom that can accommodate a king sized bed along with additional bedroom furniture. A wall length set of fitted wardrobes, to one side of the room, offers ample storage space. With a carpeted floor, central light fitting, single radiator and a large uPVC double glazed window to the front elevation that offers charming valley views.

From the master bedroom a wooden door opens into its

EN-SUITE



A well laid out and presented en-suite shower room that features an alcove shower cubicle with rainfall shower, close coupled toilet, washbasin, tiled floor, tiled splashbacks, single radiator, frosted uPVC double glazed window to the front elevation, ceiling inset spotlights and an extractor fan.

From the landing wooden doors open into

BEDROOM 2



A generous second bedroom that can

accommodate a king sized bed along with additional furniture. The room features a charming valley view via its uPVC double glazed window to the front elevation. With a carpeted floor, single radiator and central light fitting.

BEDROOM 3



Another spacious bedroom, offering charming views over the rear garden via its uPVC double glazed window. With a carpeted floor, single radiator and a central light fitting.

BEDROOM 4

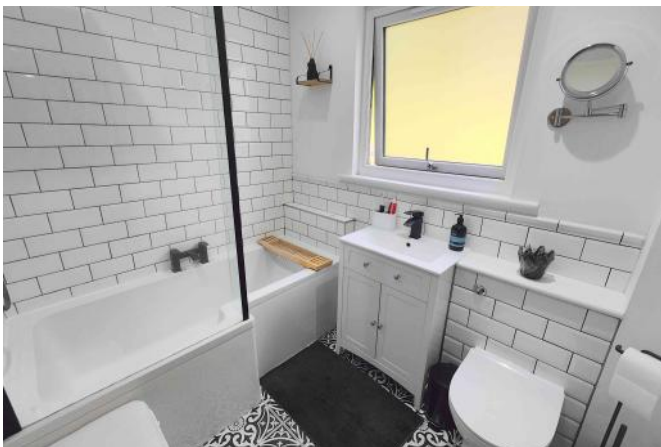


An ideal work from home office, guest room or child's bedroom that can accommodate a double bed. With a carpeted floor, single radiator, central

light fitting and a uPVC double glazed window to the rear elevation.



FAMILY BATHROOM



Another beautifully presented space, the family bathroom features a panel bath, glass splash guard, rainfall shower, vanity inset washbasin, close coupled toilet, vertical radiator, frosted uPVC double glazed window to the rear elevation, extractor fan, splashback tiling, vinyl flooring and ceiling inset spotlights.

GARDENS



The expansive (1/4 acre), newly developed and landscaped, surrounding gardens are one of the fantastic features of this property. Having

undergone extensive renovation to create a truly idyllic space to sit out and relax. To the front elevation, bordering the driveway, are the manicured lawns and shrub bush that creates a welcoming reception from the moment you arrive. To the side of the property is a raised lawned garden and greenhouse that is perfect for “green-fingered” residents.



To the rear, from the edge of the property, is a long patio seating area that has a seating pagoda to one end, ideal for having a barbeque or entertaining. From the edge of the patio is the sloped garden leading to a lawned and wooded area to the far end that encapsulates the land of the property and makes it a private and secluded

space. Accessed via a series of steps is a raised decked pagoda seating space, raised above the top of the property to offer an un-interrupted view of the valley beyond. With so much on offer in the gardens it is something that must be viewed in person in order to fully appreciate this fantastic space.



GARAGE & PARKING



From Sutcliffe Wood Lane a private driveway leads to the property with a forecourt that can

accommodate seven cars, all surrounded by the front gardens. To the rear of the drive is an integral single garage, offering a secure parking space or additional storage space.



GENERAL



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

TO VIEW

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

LOCATION

What3words: ///medium.task.bother

Google Plus Code: P5CM+552 Halifax

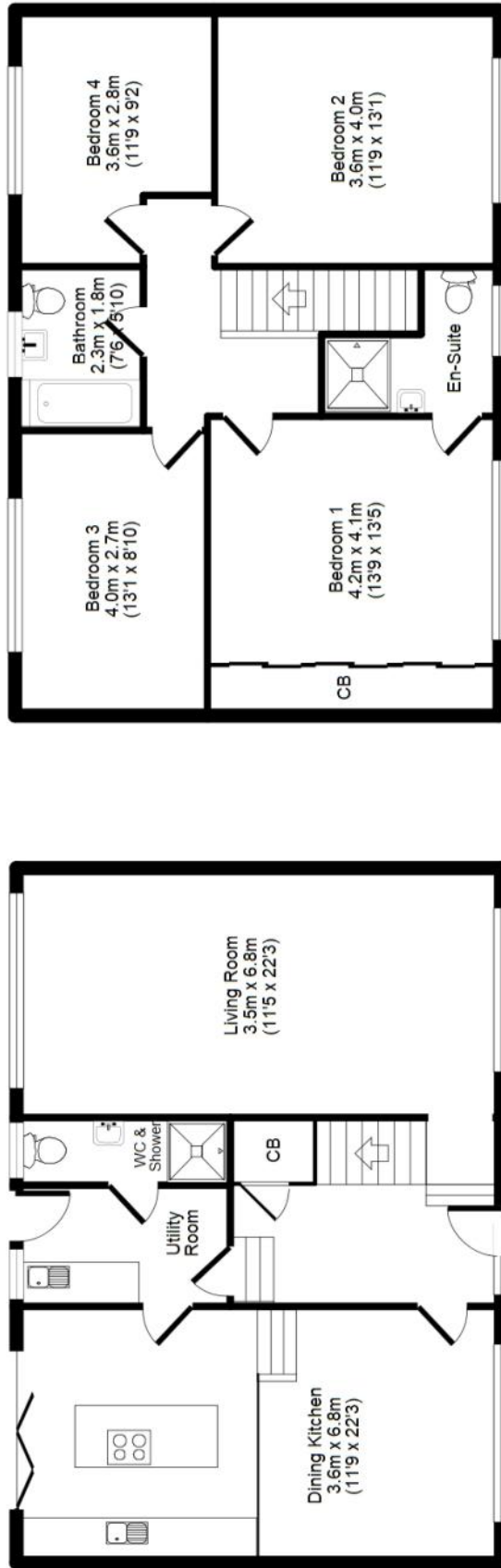
For sat nav users the postcode is: HX3 8PS

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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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 134 sq. m / 1437 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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