

MARSH & MARSH PROPERTIES

124 Smith House Lane, Lightcliffe, HX3 8XA

£450,000



Properties, such as this, rarely become available on the open market, offering a fantastic opportunity for someone to create something truly special. This four bedroomed, detached, bungalow is situated on a substantial plot on Smith House Lane, offered with the added advantage of being NO CHAIN. The property features a private driveway, leading down to a front forecourt that borders the large integral garage, providing ample parking for 4+ cars in total. To the front of the property are shrub gardens that enhance the kerb appeal of the property whilst also offering privacy and a welcoming reception. To the rear of the building is a private and enclosed patio and lawned garden. The rear also has a private patio balcony overlooking the fields to the rear elevation.

Internally the property has been emptied and is in a dated condition and, therefore, offers the potential for any prospective owner to put their own stamp onto their new home. The house has a fantastic amount of space throughout with its large (open and "L" shaped) living room, spacious dining kitchen, utility room, four bedrooms that could all accommodate a double bed, shower room and house bathroom. Just step inside and you will immediately see the fantastic potential on offer with this charming home.

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

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The property enjoys peaceful surroundings, whilst remaining well connected to the local area, with the M62 motorway being only a 10 minute drive, providing quick links to the major cities of Leeds, Bradford and Manchester. Brighouse town centre is just a quick 5 minutes' drive providing access to its fantastic shops and services. Brighouse train station offers excellent rail links to the surrounding area including the Grand Central train service. The property lies within easy walking distance of good primary and secondary schools.

Owing to the fantastic potential that this property has to offer, its private location, ample parking and spacious internals, all with the added benefit of being with NO CHAIN, an appointment to view is essential.

From the front of the property a uPVC double glazed door opens into the

HALLWAY



A rather large, open and inviting entrance hall that offers access throughout the property. The hallway features a wooden floor, two uPVC double glazed windows to the front elevation, ceiling inset spotlights, double radiator and two storage cupboards.

From the hallway a glass panel wooden door opens into the

LIVING ROOM

A large, open and impressive "L" shaped living room that offers multiple aspects with its two uPVC double glazed windows to the rear elevation, overlooking the gardens, and sliding uPVC double glazed doors that open out onto the private patio balcony seating area. The living

room could easily accommodate a three piece suite along with additional furniture, in addition to a dining table if you would wish to have a living & dining room. A gas fire, set on a stone hearth and with wooden mantelpiece, creates a charming central focal point for the room, enhanced by its exposed stone chimney breast. With a wooden floor, two double radiators, single radiator, television access point, ceiling inset spotlights and central light fittings.



From the living room a wooden door opens into the

DINING KITCHEN

A rather large dining kitchen that features laminated work surfaces to one side of the room

with over or under counter cupboards and drawers. To the opposite side is space for a family dining table. The room is bathed in natural light owing to large uPVC double glazed windows, to the rear elevation, overlooking the gardens. With an integrated hob, integrated oven, single radiator, splashback tiling, carpeted floor, uPVC double glazed door that opens to the side porch, plumbing for a dishwasher, space for a fridge/freezer, storage cupboard, ceiling inset spotlights and a stainless steel sink with stainless steel mixer tap.



From the dining kitchen a wooden door opens into the

UTILITY ROOM



A fantastic addition to the property offering extra work space to the side of the kitchen. The utility room features plumbing for a washing machine, space for a dryer, space for additional fridge/freezer, uPVC double glazed window to the front elevation, carpeted floor, tiled splashbacks and a central strip light.

From the main hallway wooden doors open into

BEDROOM 1



A large master bedroom that offers more than ample space for a king sized bed along with additional bedroom furniture. The master bedroom has uPVC double glazed windows, to both sides, offering a dual aspect with plenty of natural light. With a wooden floor, wall mounted light fittings and a double radiator.

BEDROOM 2

A generous second bedroom that can easily accommodate a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the front elevation.



BEDROOM 3



Another good sized bedroom that also features a fitted wardrobe to one side. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the side elevation.

BEDROOM 4



A generous fourth bedroom that can accommodate a double bed. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the side elevation.

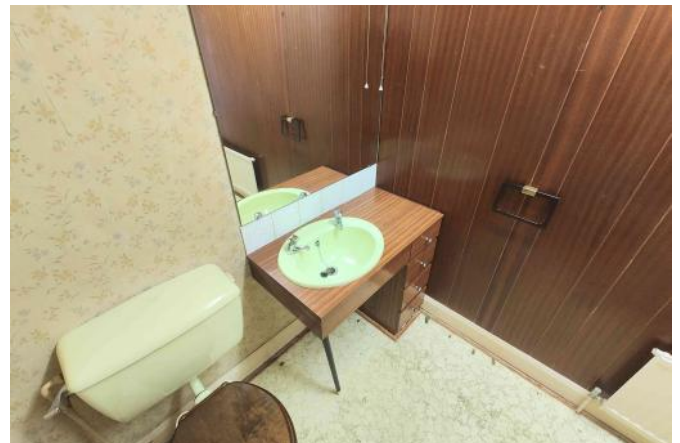
BATHROOM

A well laid out house bathroom the features a tiled panel bath, vanity inset washbasin, low flush

toilet, tiled walls, wooden floor, single radiator, central light fitting and a frosted uPVC double glazed window to the side elevation.



SHOWER ROOM



Offering additional facilities for the property, the shower room features a tiled alcove shower, airing cupboard, central light fitting, vinyl floor, low flush toilet, vanity inset washbasin, loft access hatch and single radiator.

GARDENS

To the front of the property, bordering the driveway, are the substantial shrub and tree gardens. Not only enhancing the kerb appeal and first impression as you arrive, but also the overall

privacy of the property.



To the rear of the property are the private and spacious lawned and patio gardens. Offering ample space to sit out and relax. The garden is bordered by wooden fence and hedge and overlooks the fields to the rear. An elevated patio seating space can be accessed from the living



room and offers storage space underneath.

GARAGE & PARKING

The private driveway offers ample parking for 4+ cars.

To the rear of the driveway is a large integral

garage that offers a secure parking space in addition to storage/workshop 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: ///trend.most.senior

Google Plus Code: P698+625 Halifax

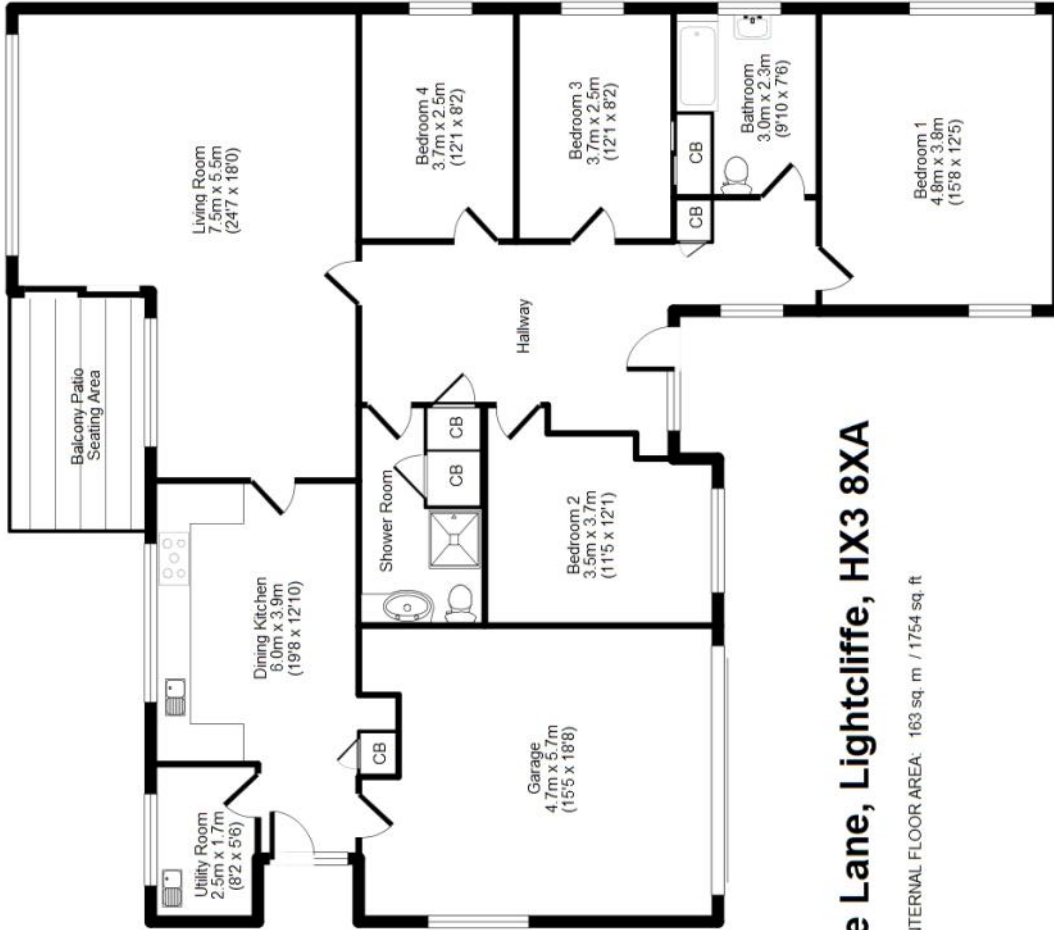
For sat nav users the postcode is: HX3 8XA

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,

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APPROX GROSS INTERNAL FLOOR AREA: 163 sq. m / 1754 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. All images and dimensions are not intended to form part any contract or warranty.
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