

MARSH & MARSH PROPERTIES

13 Burwood Court, Stainland Road, Stainland, HX4 9FN

£325,000



****SUITABLE FOR PROFESSIONALS, COUPLES, DOWNSIZERS, AND RETIRED PURCHASERS**** Burwood Court is an attractive former mill conversion comprising a collection of individual and distinctive apartments. This residence is one of the most desirable within the development: a duplex penthouse apartment offering two double en-suite bedrooms and five separate balconies, each positioned to enjoy excellent natural light throughout the day and pleasant views. Exceptionally well presented throughout, this spacious and distinctive property provides comfortable, contemporary living accommodation. To boost your attraction even further is the convenience of the easy access to the M62 corridor, all local amenities, including a railway station and good local schools. All this along with beautiful countryside walks on the doorstep. In brief comprises of a communal entrance with a lift, entrance hall, spacious lounge, dining kitchen, en-suite double bedroom, cloakroom and FIVE balconies all to the first level. To the second level is a landing/office area, the master bedroom, a dressing room, en-suite bathroom, and a spacious stone rooftop garden. The parking allocated is for one vehicle and visitor spaces accessed via an electric gated entrance.

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ENTRANCE HALL

Here you will find a mains smoke alarm, radiator, useful storage cupboard with plumbing for a washing machine, and ceiling spotlights.

LIVING AREA – OPEN PLAN 4.8 x 5.7m (15'8 x 18'8)



A spacious room with fitted ceiling speakers, ceiling spotlights, radiator, two sets of UPVC French doors which lead to two separate balconies and a UPVC double glaze window. There is an open staircase with under stair storage cupboard and the room is open plan with the dining kitchen.



DINING IN KITCHEN 3.8 x 5.1m (12'5 x 16'8)

A wide range of modern wall and base units provide ample storage space with quartz work tops and incorporate a one and a half bowl stainless steel sink with a chrome mixer tap. There is an AEG induction hob with a suspended glass and stainless steel cooker hood above with a matching large electric AEG oven below.

Integrated appliances include a fridge, freezer, and a dishwasher. The kitchen is finished off with travertine floor tiles, ceiling spotlights and there is a UPVC window UPVC patio doors to a balcony and UPVC French doors to the main large corner balcony. A top of the range Viessmann boiler is housed in one of the kitchen units and is approximately one year-old.



BEDROOM TWO 5.7 x 4.7m (18'8 x 15'5)



A large double bedroom with modern fitted wardrobes and shelving units, two radiators,

ceiling spotlights, a UPVC window and double glazed French doors to a balcony.

ENSUITE SHOWER ROOM



A modern three-piece suite comprises of a large shower cubicle with a power shower that has both a handheld and rainfall shower, a low flush WC and a vanity sink unit with wall mounted matching cabinets. Completing this room to a high standard and spec is a towel radiator, laminate flooring and modern panelled walling, an extractor fan and ceiling spotlights.

CLOAKROOM

A modern two piece suite comprises of a low flush WC and a hand wash basin with a chrome mixer tap. Partial tiled walls and tiled floor, a chrome towel radiator, ceiling spotlight, and extractor fan complete this suite.

MAIN BALCONY 3.7 x 4.3m (11'11 x 14'0)

With wrought Iron railings, composite decking, and external lighting, this spacious, south facing balcony catches the sun all day and evening and boasts good views.

LANDING/OFFICE 2.5 x 2.9m (8'2 x 9'6)



The stairs lead up from the lounge area to this

useful space which is used as an office area. Here you will find a radiator and access door to the communal stairwell, a UPVC window with good views and UPVC patio doors that lead out to a stone patio rooftop garden.

MASTER BEDROOM 4.8 x 4.7m (15'8 x 15'5)



A good size double room with a radiator, ceiling spotlights, a UPVC window and a glass panel UPVC door which leads out to the rooftop garden.

DRESSING ROOM 3.1 x 2.4m (10'2 x 7'10)

The dressing room links the master bedroom to the ensuite bathroom. Here you will find modern fitted wardrobes and shelving units along with ceiling spotlights.



EN-SUITE BATHROOM 3.7 x 2.4m (12'1 x 7'10)



A modern White four piece suite compliance of a freestanding double ended bathtub with a chrome mixer tap, a twin wall mounted sink unit with matching mixer taps, a low flush WC and a large shower cubicle with rainfall showerhead. The walls are partial tiled with travertine tiles and matching floor tiles. There is a chrome towel radiator, an extractor fan, ceiling Spotlights, and a UPVC window with good views.

ROOFTOP GARDEN 5.7 x 4.7m (18'8 x 15'5)

This is a beautiful, serene area which takes advantage of pleasant views with external power sockets and lighting.

EXTERNAL



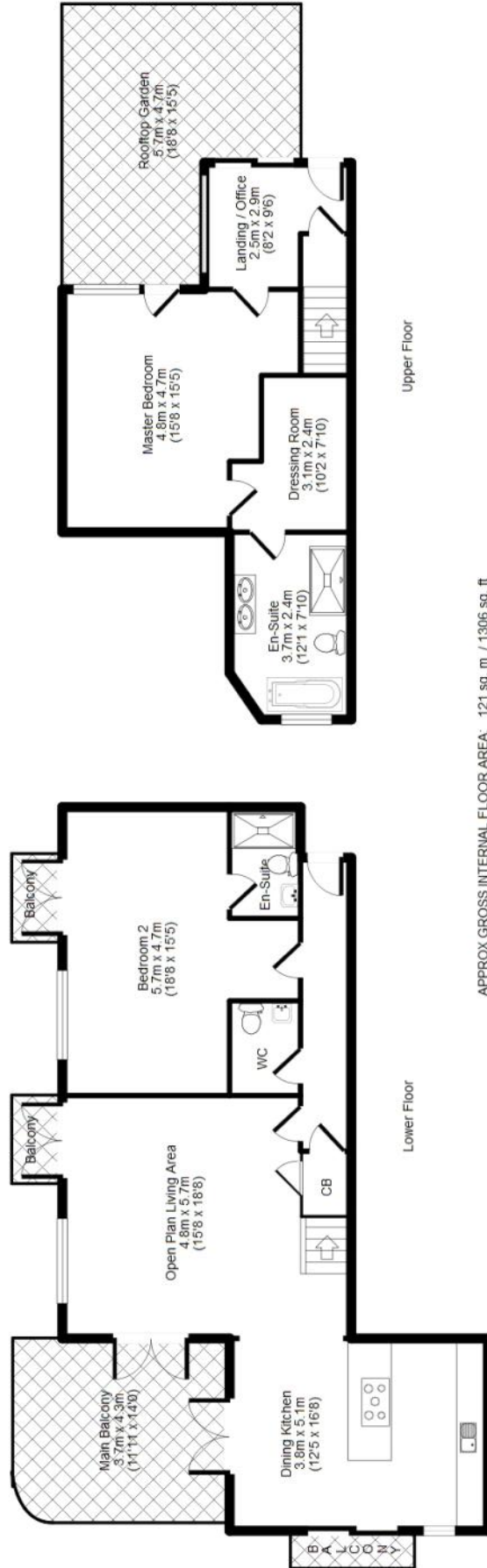
The property itself has five balconies all of which take advantage of good views and catch the sun

all day. The property has allocation for one vehicle along with visitor parking spaces which is accessed via an electric gate. To the communal entrance you will find a lift and communal stairwell.



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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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.

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

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