

# MARSH & MARSH PROPERTIES

28 Sunderland Way, Lightcliffe, HX3 8FJ

£325,000



An ideal family home; situated on a highly popular and contemporary estate in Lightcliffe. This perfectly positioned three bed property is presented with a modern design, in a quiet residential location, with charming approach and pleasant surroundings. Anyone looking for a property that has that “special” factor will find this property of interest. Benefitting from ample driveway parking for two cars and a further car parking space in the integral garage. The rear of the property features a dual decked seating area and an artificial lawn garden with shrub plant area. The ideal space for children and pets to play in a secure environment.

Internally the property won't fail to impress. Presented in a modern décor throughout that creates a light, bright and highly functional space. With its good sized living room, well-appointed dining kitchen, three good sized bedrooms (one with en-suite and all three with space for a double bed) and family bathroom. Owing to the good internal condition any prospective buyer has the potential to move in with little to no work required.

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

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The property is conveniently located, being just a 3 minute drive from Hipperholme Village centre and just 5 minutes from Brighouse town centre. The property is within the catchment area of good primary and secondary schools, all within walking distance. Brighouse train station is a short 10 minute drive, offering fantastic local connections and access to the Grand Central train line. The M62 motorway is just a 12 minute drive from the property offering easy access to the major cities of Leeds, Bradford and Manchester, presenting an ideal commuter location.

Owing to the popular residential location, good internal condition, rear garden and ample parking spaces an appointment to view is highly encouraged in order to fully appreciate everything this property has to offer.

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

#### **PORCH**

An excellent addition to the property to create a barrier from the outside to the internal aspect. With single radiator, vinyl flooring and central light fitting.

From the porch a wood panel door opens into the

#### **LIVING ROOM**



A bright and spacious living room, an ideal space for the whole family. The room is well lit via a central light fitting and bathed in natural light owing to the uPVC double glazed windows, with Georgian bar, to the front elevation. The living room offers ample space for a three piece suite along with additional furniture. With a carpeted floor, double radiator and television access point.



From the living room a wooden door opens into the

#### **HALLWAY**

A neatly presented connecting hallway to the centre of the property that features a single radiator, carpeted floor and a central light fitting.

From the hallway a wooden door opens into the

#### **DINING KITCHEN**



This well presented and bright dining kitchen benefits from views overlooking the garden to the rear of the property, which owing to the uPVC double glazed window, bathes the whole room in

natural light. The room offers ample space for a family dining table to one side of the room. With integrated hob, integrated oven, stainless steel extractor hood, over and under counter cupboards and drawers, laminated work surfaces, single radiator, vinyl flooring, tiled splashbacks, plumbing for a washing machine, very well illuminated via ceiling inset spotlights throughout the room, space for a fridge/freezer, 1 ½ sink and stainless steel mixer taps.



From the dining kitchen an opening leads directly into the

### **ORANGERY**

A fantastic addition to the property, the rear

orangery offers a substantial area that can be utilised as a second reception room, additional dining space or the ideal place to sit back and relax whilst enjoying the views overlooking the garden. The orangery offers access to the rear garden via its uPVC double glazed French doors that open out onto the decked seating area. A ceiling lantern offers a fantastic feature that also offers additional natural light, twinned with the numerous uPVC double glazed windows to two sides. With a vinyl floor, ceiling inset spotlights and an electric radiator.



From the hallway a wooden door opens into the

### **WC**

An incredibly useful addition to the property that utilises the under stairs area. With a central light fitting, pedestal washbasin, close coupled toilet and wood laminate flooring.

From the hallway a carpeted staircase leads up to the

### **LANDING**

The landing benefits from additional storage space from an airing cupboard located by the head of the stairs. With central light fitting, loft access

hatch and carpeted floor.

From the landing a wood panel door opens into

### BEDROOM 1



A generous master bedroom that offers ample space for a double bed along with additional bedroom furniture. A bright room owing to two uPVC double glazed windows, with Georgian bar, to the front elevation. A fitted cupboard offers additional storage space for the room. With single radiator, carpeted floor and central light fitting.

From bedroom 1 a wood panel door opens into its

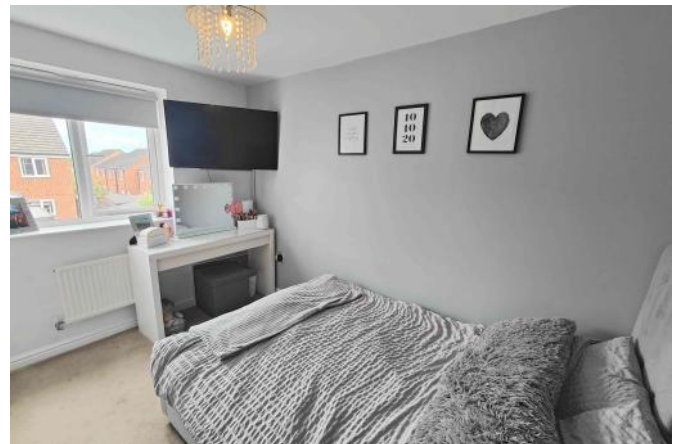
### EN-SUITE



A well-presented en-suite that makes excellent use of the space on offer. With shower cubicle, glass splash doors, tiled splashbacks, pedestal washbasin, close coupled toilet, single radiator, a frosted uPVC double glazed window to the front elevation, central light fitting, vinyl flooring and extractor fan.

From the landing wood panel doors open into

### BEDROOM 2



A good sized second bedroom that benefits from views over the garden to the rear of the property, via its uPVC double glazed windows. The second bedroom also benefits from a fitted set of

wardrobes offering plenty of storage space. With space for a double bed, single radiator, central light fitting and carpeted floor.

### BEDROOM 3



Another good sized room, ideal for a child's bedroom or work from home office space. With space for a double bed, uPVC double glazed windows to the rear elevation (overlooking the garden), single radiator, central light fitting and carpeted floor.

### HOUSE BATHROOM



This beautifully presented, modern and stylish family bathroom makes excellent use of the space on offer. With a panel bath, ½ pedestal washbasin, close coupled toilet, stainless steel towel radiator, frosted uPVC double glazed window to the side elevation, extractor fan, ceiling inset spotlights, full height splashback tiling and tiled flooring.

### GARDENS

To the rear of the property are the beautifully presented and fully enclosed decked and artificial lawned gardens. Gated to the front of the property the rear garden offers an ideal location for children and pets to play in a secure setting.

The decking areas offer a fantastic space to sit back a relax or have a barbeque.





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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### **PARKING & GARAGE**

To the front of the property a tarmac driveway offers parking for two cars.



To the rear of the drive is an integral single garage offering additional storage or a secure parking 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: ///park.action.award

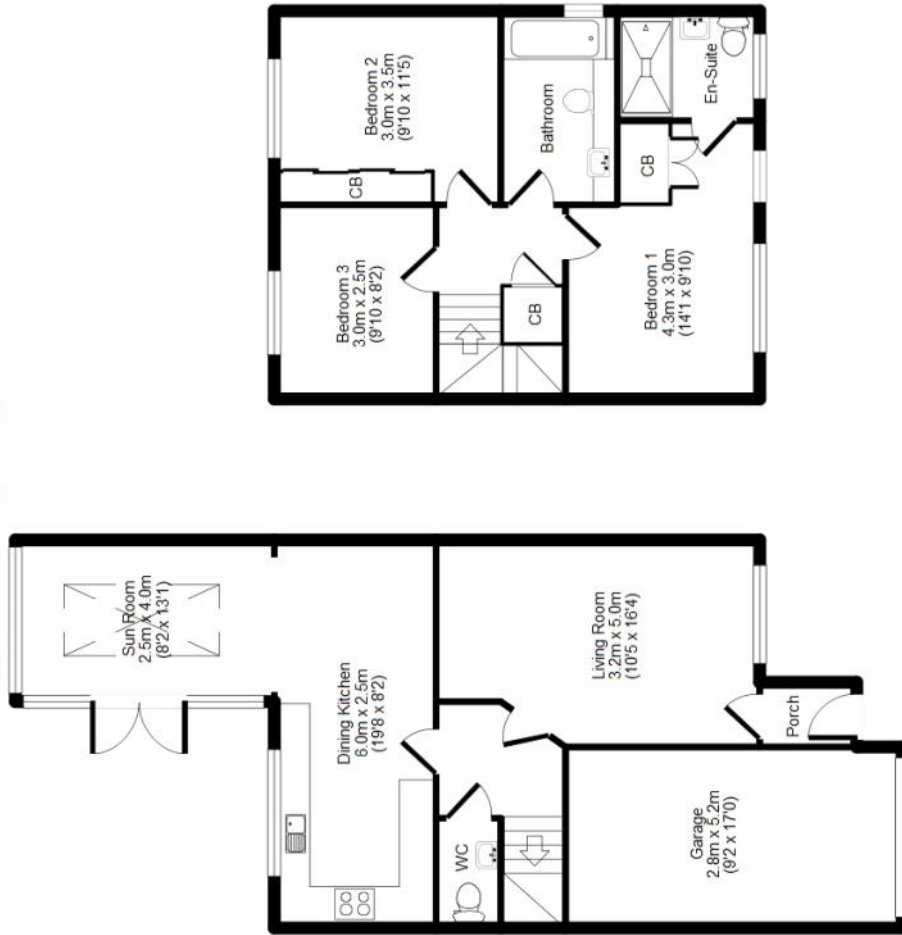
Google Plus Code: P59V+RR9 Halifax

For sat nav users the postcode is: HX3 8FJ

### **MORTGAGE ADVICE**

We have an associated independent mortgage and insurance advisor on hand to discuss your needs.

# 28 Sunderland Way, Lightcliffe, HX3 8FJ



APPROX GROSS INTERNAL FLOOR AREA: 108 sq. m / 1168 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. (c) Marsh & Marsh Properties