

# MARSH & MARSH PROPERTIES

371 Beacon Road, Wibsey, BD6 3DF

£265,000



**\*\*ATTENTION TO ALL YOUNG OR GROWING FAMILIES\*\*** Here we have a fantastic three bedroom, semi-detached family home that is presented to an extremely high standard that also boast high spec fixtures and fittings, which include an excellent fitted kitchen and a modern bathroom suite. Situated in a sought after and convenient location where all amenities are close by which include highly regarded schools and easy access to the M62 motorway. In brief the property comprises of an entrance hall, lounge, dining kitchen, and a conservatory all to the ground floor. To the first floor are three bedrooms, house bathroom, and access to the storage loft space.

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

Tel: 01422 648 400

[info@marshandmarsh.co.uk](mailto:info@marshandmarsh.co.uk)

[www.marshandmarsh.co.uk](http://www.marshandmarsh.co.uk)

## ENTRANCE HALL



A spacious hallway which is accessed via composite double glazed door. There is laminate flooring, a radiator, UPVC window and a useful under stair storage cupboard.

## DINING KITCHEN 5.5 x 3.4m (18'0 x 11'1)



chrome mixer tap. Completing the room are two designer radiators, a UPVC window, ceiling spotlights, storage cupboard, side composite double glazed door, and open entranceways to both the lounge and Conservatory.



## LIVING ROOM 3.7 x 4.4m (11'11 x 14'7)



This is a no expense spare fitted kitchen that boasts a wide range of modern wall and base units with an integrated double electrical oven, microwave oven, five ring gas hob with extractor cooker hood above and an asterite sink with Chrome mixer tap. There is also an integrated fridge, freezer, and dishwasher. A fantastic kitchen island unit boasts a breakfast bar with seating for four people and houses the sink unit with a



Along with modern and tasteful décor, there is a remote controlled wall mounted log effect electric fire, laminate floor, radiator, and a UPVC bay window.

### **CONSERVATORY 3.1 x 3.2m (10'2 x 10'7)**



A great addition to the property with laminate flooring, a radiator, UPVC windows to three sides and UPVC French doors leading out to the rear garden. The ceiling has high quality insulation to keep the heat out in the summer and in, in the winter months.

### **LANDING**

Stairs lead up from the entrance hall and here you will find a useful storage cupboard, loft access via a pull down ladder and a UPVC window.

### **BEDROOM ONE 3.7 x 4.6m (12'1 x 15'1)**



A spacious double room with laminate flooring, radiator, and a UPVC bay window.

### **BEDROOM TWO 3.2 x 3.2m (10'4 x 10'7)**



A double room with laminate flooring, radiator, and a UPVC window.

### **BEDROOM THREE 2.2 x 2.3m (7'4 x 7'8)**



A single room with a radiator and a UPVC window.

### **BATHROOM**

A modern white three piece suite comprising of a bath with a Chrome mixer tap and a power shower above, pedestal sink with matching Chrome mixer tap and a low flush WC. Completing the room are tiled walls, ceiling spotlights,

extractor fan and two UPVC windows.



### **LOFT STORAGE SPACE 2.2 x 3.8m (7'2 x 12'3)**

Accessed via a pull down ladder and is part boarded out providing excellent storage space.

### **EXTERNAL**



To the front of the property there is a well maintained lawn garden bordered by mature plants and shrubs. The driveway leads down the side of the property and provides parking for up to five vehicles that leads to the detached garage and there is an electric car charger point to the side of the property. The rear garden boasts an enclosed lawn and patio with external power points and lighting.



### **GARAGE 2.5 x 4.8m (8'2 x 15'7)**

Brick built detached garage with power, light and is accessed via an up/over garage door.

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.

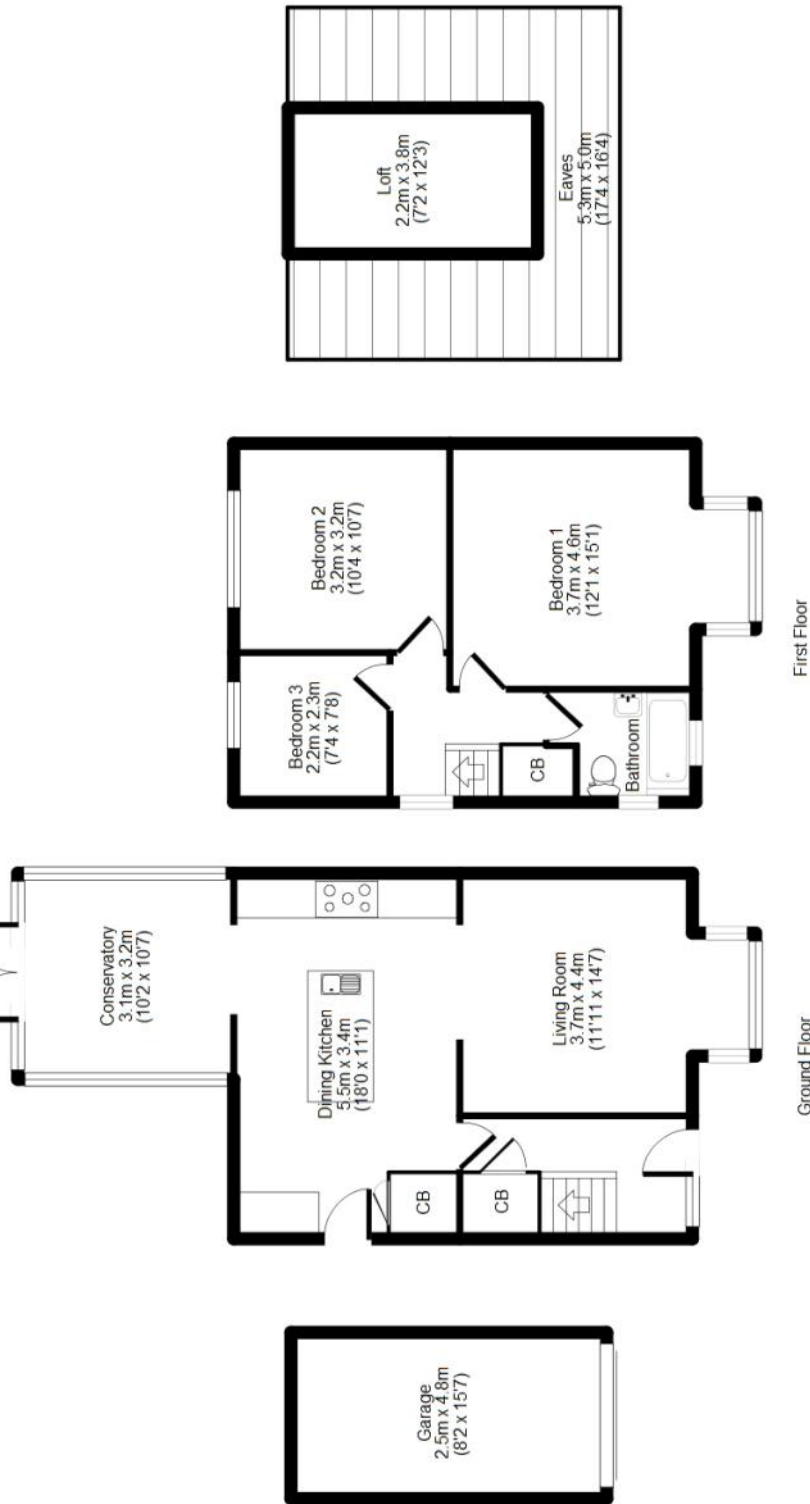
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APPROX GROSS INTERNAL FLOOR AREA: 109 sq. m / 1174 sq. ft.

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