

MARSH & MARSH PROPERTIES

6 Guild Way, Warley HX2 7RR

£350,000



If you are looking for the ideal property to downsize that does not compromise on internal space, located in a quiet and well-regarded cul-de-sac in Warley, this will certainly be of special interest. This three bedroomed detached bungalow is offered with the added advantage of being with NO CHAIN and features a charming front lawned garden that certainly enhances the kerb appeal of the property. To the rear of the building is an enclosed and private lawned garden with seating area and external storage unit to the rear side, creating the ideal place for children or grandchildren to play. To the side of the property is a long tarmac driveway with a single garage to the rear elevation. As soon as you arrive you will immediately see the fantastic potential on offer.

Internally the property is a real TARDIS, feeling much larger than the frontage shows, benefitting from light and bright rooms throughout in a highly functional layout, suited to the modern lifestyle. With a large and open plan living and dining room, well-laid out kitchen, dedicated utility room, three double bedrooms, house bathroom and separate WC. The house does require some modernisation that offers the ideal opportunity for any prospective buyer to put their own stamp onto the property.

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The property is ideally located on the outskirts of Halifax, in Warley, benefitting from quick and easy access to the town centre, just a 5 minute drive, or regular bus services to the centre. Halifax train station provides excellent rail links to the surrounding area in addition to access to the Grand Central train service. The M62 motorway is a short 15 minute drive away providing easy access to the major cities of Leeds, Bradford and Manchester. The property is in the catchment area of good primary and secondary schools.

Owing to the fantastic nature of the property, its outstanding potential and highly sought after residential location, all with the added benefit of NO CHAIN, an appointment to view is essential.

From the side of the property a wooden door opens into the

KITCHEN



A light, bright and welcoming reception as you step inside the property, the kitchen features laminated work surfaces to three sides of the room that feature over and under counter cupboard and drawers. With its integrated dual oven, integrated hob, stainless steel extractor

hood, tiled splashbacks, vinyl flooring, uPVC double glazed window to the side elevation, central omni-directional light fittings, plumbing for a dishwasher, space for a fridge/freezer and a stainless steel sink with stainless steel mixer tap.



From the kitchen a wooden door opens into the

HALLWAY

With a carpeted floor, fitted airing cupboard, single radiator and two central light fittings.

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

LIVING & DINING ROOM



A large and open plan style "L" shaped living room that offers a generous space throughout for a three piece suite to one side of the room and a large family dining table to the other. The room benefits from a dual aspect set of uPVC double glazed windows to the front and side elevations that affords a charming view over Halifax. An inset and elevated gas fireplace creates the ideal focal point for the seating area of the room. With a carpeted floor, three central light fittings, cornice to ceiling, single radiator and television access point.



A spacious double bedroom that offers ample space for a double bed. The room also features an "L" shaped set of fitted wardrobes offering plenty of additional storage. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and single radiator.



BEDROOM 2



From the hallway a wooden door opens into

BEDROOM 1



Another good sized bedroom that could easily accommodate a double bed. The room also features numerous fitted wardrobes to two sides. With a carpeted floor, single radiator, central light fitting and uPVC double glazed window to the rear elevation.

BEDROOM 3



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

BATHROOM



A well laid out house bathroom that features a whirlpool style jet panel bath, vanity inset washbasin, shower cubicle, carpeted floor, tiled splashbacks, frosted uPVC double glazed window to the side elevation, cornice to ceiling, towel radiator and an extractor fan.

WC

With a low flush toilet, carpeted floor, tiled splashbacks, frosted uPVC double glazed window to the side elevation and central light fitting.

UTILITY ROOM

A fantastic addition to the property offering a dedicated work space. The utility room features plumbing for a washing machine, cupboard storage space, laminated work surfaces, vinyl flooring, and central strip light, single radiator and a uPVC double glazed window to the side elevation.



GARDENS

To the front of the property is a charming lawned garden with shrub border that enhances the kerb appeal and initial impression as you arrive.



To the rear of the property is a fully enclosed lawned and shrub garden, creating the ideal place for children, grandchildren or pets to play in a secure setting. To one side of the garden is a patio seating area. The garden features a storage building to the rear side of the property that offers a large and fantastic amount of additional storage space.





PARKING



The property benefits from a large and long tarmac driveway offering ample parking for three cars.

To the rear of the driveway is a single garage offering an additional 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: ///worth.powder.nature

Google Plus Code: P3CM+HRW Halifax

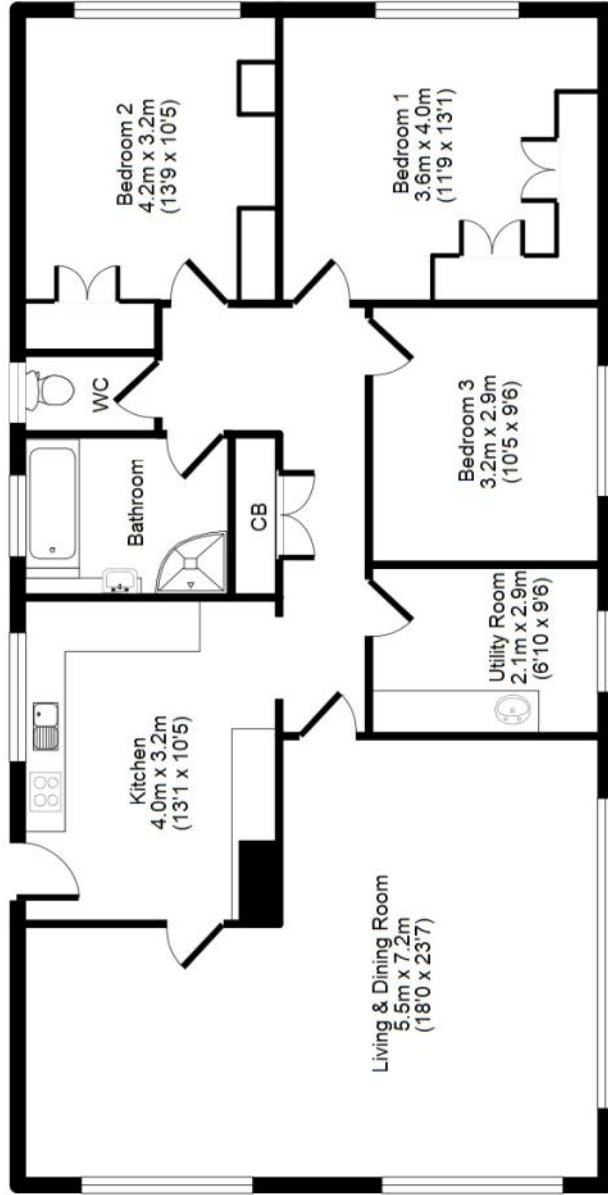
For sat nav users the postcode is: HX2 7RR

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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APPROX GROSS INTERNAL FLOOR AREA: 104 sq. m / 1115 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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