

# MARSH & MARSH PROPERTIES

2 Fieldfare Drive, Westwood Park, BD6 3XL

£329,995



This is “*that*” house, the one you have been waiting for, the one that you keep hitting refresh on property portals to find, your next home, your perfect house, the one place that you want to call your own, this is the one for you. Situated in a quiet and sought after residential location in Westwood Park is this three bedroomed detached property, the ideal property for any professional couple, growing family or for anyone looking for a beautifully presented home. The property offers ample parking with a tarmac driveway that leads to an attached single garage offering an additional secure parking space. To the side of the drive is a pebbled garden that potentially could be utilised for a further two cars. To the rear of the property are the lovingly maintained, lawned and patio gardens, offering a secure space for children and pets to play or for you to sit back and relax with a glass of wine at the end of the day.

If the outside was already impressive enough, wait till you step inside, beautifully presented throughout with a modern and timeless style and décor that will impress and delight. Its spacious internals have a natural flow that will easily lend itself to modern family living. With its generous and bright living room, open plan dining kitchen, ground floor WC, utility room, three generous bedroom (one with a master suite shower room) and a beautifully presented house bathroom. It isn't often that something of such a high calibre comes available on the market.

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

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The property is positioned in a well-connected location, with quick access to the motorways; the M606 being just a short 10 minute drive away and the M62 providing excellent connections to the major cities of Leeds and Manchester. With easy access to local bus routes - Bradford city centre is a short commute, providing access to its shops, services and its two train stations with excellent local services to the surrounding areas in addition to the Grand Central train service.

Owing to the fantastic potential on offer with this property, its sought after location, private gardens and ample parking, all offered in beautiful condition and for a realistic asking price, an appointment to view is essential.

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

### HALLWAY



A welcoming reception as you step inside the property the hallway creates the ideal first impression and features a tiled floor, under stairs storage cupboard, central light fitting and cornice to ceiling.

From the hallway a wooden door opens into the

### LIVING ROOM

A light, bright and spacious living room that is bathed in natural light owing to the uPVC double glazed bay windows to the front elevation. The room can accommodate a three piece suite along with additional furniture. An electric fireplace, set on a granite hearth and with granite mantelpiece, offers the ideal central feature for the whole room. With a carpeted floor, radiator, cornice to ceiling, central light fitting and a television access point.



From the hallway a double set of wooden doors open into the

### DINING KITCHEN





double glazed French doors that open out onto the rear patio. To the opposite side of the room a "U" shaped set of wooden work surfaces, all with over or under counter cupboards and drawers, offers ample work and storage space. With an integrated oven, integrated hob, extractor hood, integrated dishwasher, space for a fridge/freezer, uPVC double glazed window to the rear elevation, central down lighting, ceiling inset spotlights, tiled floor, glass splashbacks, kick board spotlights and a 1 ½ stainless steel sink with a stainless steel mixer tap.



From the dining kitchen a wooden door opens into the

### UTILITY ROOM



A fantastic addition to the property, the utility room offers ample additional work space. A composite door offers access to the side elevation leading round to the garden. With a laminated work surface, over and under counter cupboards and drawers, plumbing for a washing machine and dryer, cornice to ceiling, ceiling inset spotlights, radiator and an inset stainless steel sink with stainless steel mixer tap.

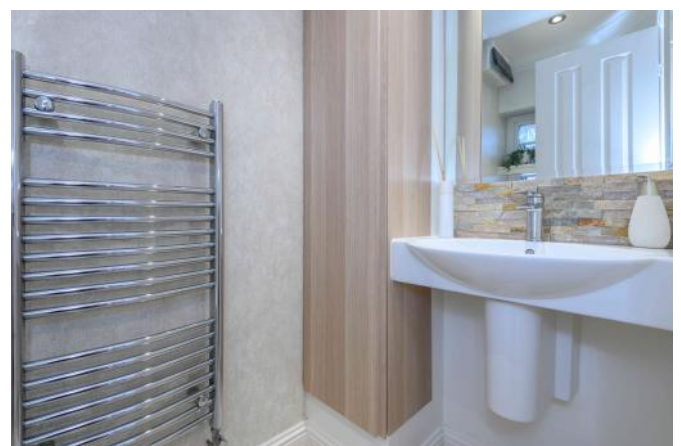


From the hallway a wooden door opens into the

### WC



The ideal family communal space, perfect for entertaining or family meals. The room offers ample space for a family dining table to one side that overlooks the garden via the large uPVC



A well-presented WC that offers ground floor facilities, with a close coupled toilet, ½ pedestal washbasin, stainless steel towel radiator, tiled floor, tiled splashbacks, uPVC double glazed window to the front elevation and ceiling inset spotlights.

From the hallway a carpeted staircase leads up to the

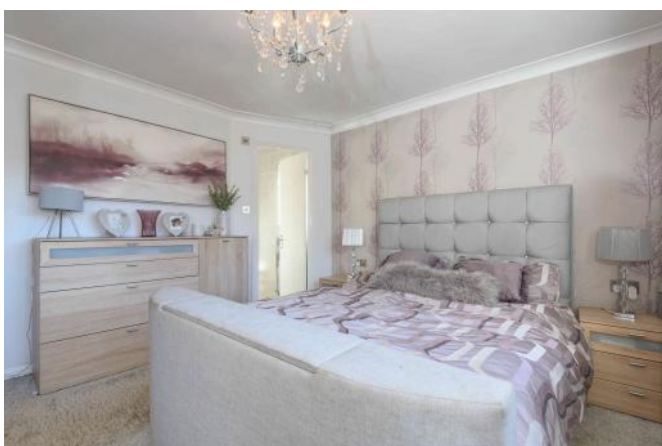
### LANDING



With a carpeted floor, central light fitting, cornice to ceiling and loft access hatch (with boarded loft).

From the landing a wooden door opens into

### BEDROOM 1



A generous master bedroom that offers ample space for a double bed along with additional bedroom furniture. With a carpeted floor, uPVC double glazed windows to the front elevation, cornice to ceiling, central light fitting and radiator.



From the master bedroom a wooden door opens into the

### EN-SUITE



A well-finished and modern en-suite shower room that features a rainfall style shower, large glass shower cubicle, vanity inset washbasin, close coupled toilet, tiled floor, tiled walls, frosted uPVC double glazed window to the side elevation and ceiling inset spotlights.

From the landing wooden doors open into

### BEDROOM 2



Another large and spacious double bedroom featuring a carpeted floor, central light fitting, cornice to ceiling, radiator and a uPVC double glazed window to the rear elevation overlooking the gardens.



### BEDROOM 3



An ideal guest bedroom, work from home office space or child's bedroom. With a carpeted floor, cornice to ceiling, uPVC double glazed window to the rear elevation and radiator.

### HOUSE BATHROOM



A truly beautifully presented space that makes excellent use of the space on offer to create the ideal family bathroom. With a free standing bowl

bath, vanity inset washbasin, corner shower cubicle, close coupled toilet, stainless steel towel radiator, tiled flooring, tiled walls, ceiling inset spotlights and a frosted uPVC double glazed window to the front elevation.



### GARDENS



To the front of the property is an enclosed shrub garden that enhances the kerb appeal of the property whilst also providing additional privacy. To the side of the driveway is a pebbled garden that has the potential to offer additional parking space.

To the rear of the property is a private lawned and twin patio garden, all enclosed by wooden fence

and gated to the front elevation. Surrounding shrubs and trees offers a charming backdrop to the garden whilst offering a private environment, ideal for children and pets to play in a secure setting.



## **PARKING & GARAGE**



To the front of the property is a tarmac driveway offering a private parking space.

To the rear of the driveway is an attached single garage that also offers access into the garden.

## **GENERAL**

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing system and gas central heating.

## **TO VIEW**

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

## **LOCATION**

What3words: [///tiny.defend.ritual](https://www.what3words.com/#!/tiny.defend.ritual)

Google Plus Code: Q59J+X82 Bradford

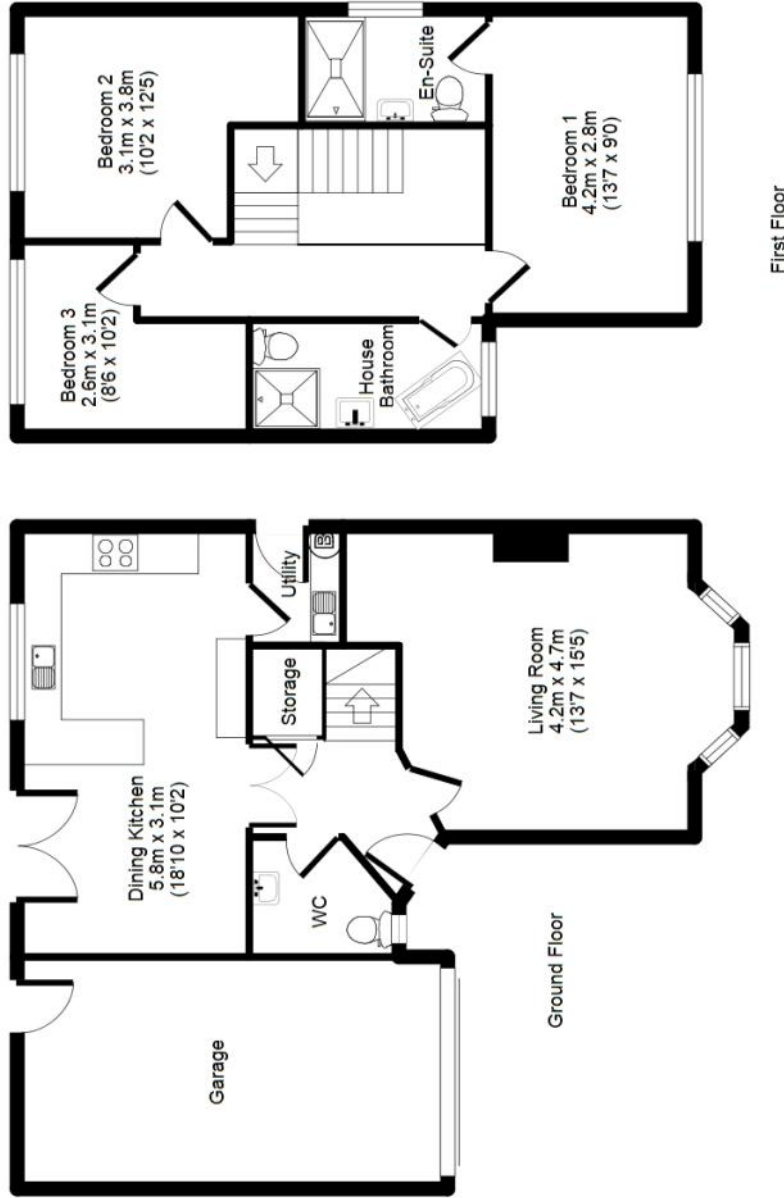
For sat nav users the postcode is: BD6 3XL

## **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, 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: 112 sq. m / 1208 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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