

MARSH & MARSH PROPERTIES

1 Winding Rise, Bailiff Bridge, HD6 4FQ

£275,000



Situated in a charming cul-de-sac, in a well-regarded and sought after family residential area, is this four bedroomed end-townhouse. It's nestled away position makes this an appealing and peaceful location for children and pets to play in the surrounding area with a communal park and pleasant approach. The property benefits from ample private parking for two cars to the side of the property with additional visitor parking nearby. To the rear of the property is a charming rear garden, featuring a patio and artificial lawned sections, in addition to a private and well-appointed shed bar. If you are looking for that special something, that is well-suited to modern family life, this will be the property for you.

Internally the property is beautifully presented throughout, with a modern style and decor that offers the ability for any prospective buyer to move in with little to no work required. With its spacious and open living room, well-appointed dining kitchen, ground floor WC, four bedrooms (situated over two floors, three with ample space for a double bed and one with en-suite shower room) and a house bathroom. Just step inside this fantastic home and you certainly won't be disappointed.

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The property is located on a well-regarded estate in the village of Bailiff Bridge and offers quick and easy access to the excellent local amenities. There are fantastic connections to the local area, including the M62 motorway, offering easy access to Leeds and Manchester. Brighouse train station (just a short 10-minute drive) offers quick routes to all major towns and cities, including easy access to London via the Grand Central train service. The property is also close to good local schools.

Owing to the numerous fantastic features on offer, including its well-presented internals, well-thought-out layout and sought after location, an appointment to view is essential in order to fully appreciate this home.

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

HALLWAY

A welcome reception as you step inside the property, the hallway features a matted floor entrance area, carpeted flooring, alarm control panel, cornice to ceiling and double radiator.

From the hallway a wooden door opens into the

LIVING ROOM



A spacious and bright living room that can easily accommodate a three-piece suite along with additional furniture. A gas fire, set upon a granite hearth and with a granite mantelpiece, creates the ideal central focal point for the whole room. To the rear of the room a wooden door offers access

to a spacious under stairs cupboard offering additional storage space. The living room has an open plan feel owing to the large glass panels in the doors, to the rear of the room, offering the ideal open feeling whilst having the ability to keep the two rooms separate. With a carpeted floor, cornice to ceiling, central light fitting, uPVC double glazed window to the front elevation, two single radiators and a television access point.



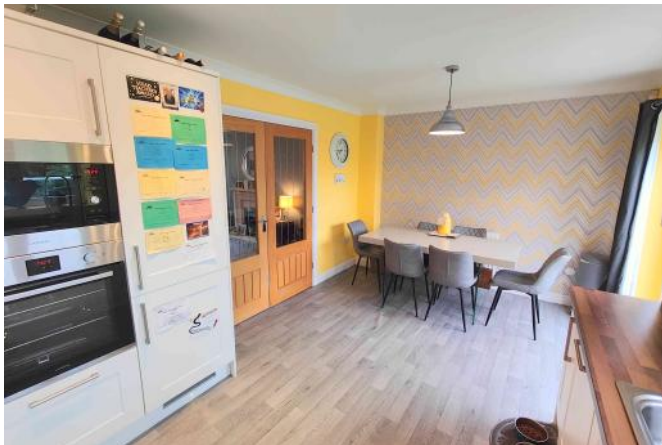
To the rear of the living room a double wooden door opens into the

DINING KITCHEN



An ideal place for family dinners or entertaining,

the dining kitchen offers a fantastic place that is light and bright owing to the uPVC double glazed window to the rear elevation, uPVC double glazed French Doors that open out into the garden, in addition to the numerous inset ceiling spotlights, under cupboard spotlights and kickboard lighting. To one side of the room there is ample space for a family dining table. To the other side of the room are laminated work surfaces, all with over or under counter cupboards and drawers offering ample storage space. With an integrated hob, integrated oven, stainless steel extractor hood, double radiator, vinyl flooring, integrated fridge/freezer and a stainless steel 1 ½ sink with stainless steel mixer tap.



From the hallway a wooden door opens into the

WC

An ideal addition to the property offering ground floor facilities in addition to the ideal storage area for coats and shoes. With a vinyl floor, pedestal washbasin, single radiator, close coupled toilet, central light fitting, frosted uPVC double glazed window to the front elevation and a tiled splashback.

From the hallway a carpeted staircase leads up to the

LANDING

A pleasantly open and spacious landing that features an airing cupboard, carpeted floor and omni-directional ceiling spotlights.

From the landing wooden doors open into

BEDROOM 2



A spacious bedroom that offers ample room for a double bed along with additional bedroom furniture. The room also benefits from a large set of fitted wardrobes to one side. With a carpeted floor, uPVC double glazed window to the front elevation, central light fitting and single radiator.

BEDROOM 3



Another good-sized double bedroom featuring a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and a single radiator.

BEDROOM 4



The ideal work from home office space, guest room or young child's bedroom featuring a carpeted floor, uPVC double glazed window to the front elevation, central light fitting and single radiator.

BATHROOM

A well-presented and laid out house bathroom that makes excellent use of the space on offer to create a highly functional environment. With a

panel bath, vanity inset washbasin, frosted uPVC double glazed window to the rear elevation, over bath shower, glass splash guard, stainless steel towel radiator, central light fitting, vinyl flooring, tiled splashbacks and an extractor fan.



From the landing a carpeted staircase leads up to a wooden door (there is space by the door to accommodate a work desk and chair that can be used as a second work from home area) that opens into the

MASTER BEDROOM



A rather large and spacious master bedroom that can accommodate a king-sized bed along with additional bedroom furniture. The room also features a storage cupboard to one side and two uPVC double glazed windows to the front elevation offering ample natural light. With two single radiators, central light fitting and a carpeted floor.



From the master bedroom a wooden door opens into its

EN-SUITE



With a shower cubicle, pedestal washbasin, Velux window, close coupled toilet, stainless steel towel radiator, central light fitting, tiled flooring, tiled splashbacks and an extractor fan.

GARDENS

To the rear of the property are the gated and fully enclosed gardens offering the ideal place for children and pets to play. To the edge of the property is the patio seating area, ideal to sit out and relax or for a barbeque. At the edge of the

patio is an artificial lawned area and to one side is a wooden shed that has been converted into a well-presented external bar with a storage area to one side.





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.

PARKING

The property features driveway parking for two cars.



LOCATION

What3words: ///rare.harp.toast

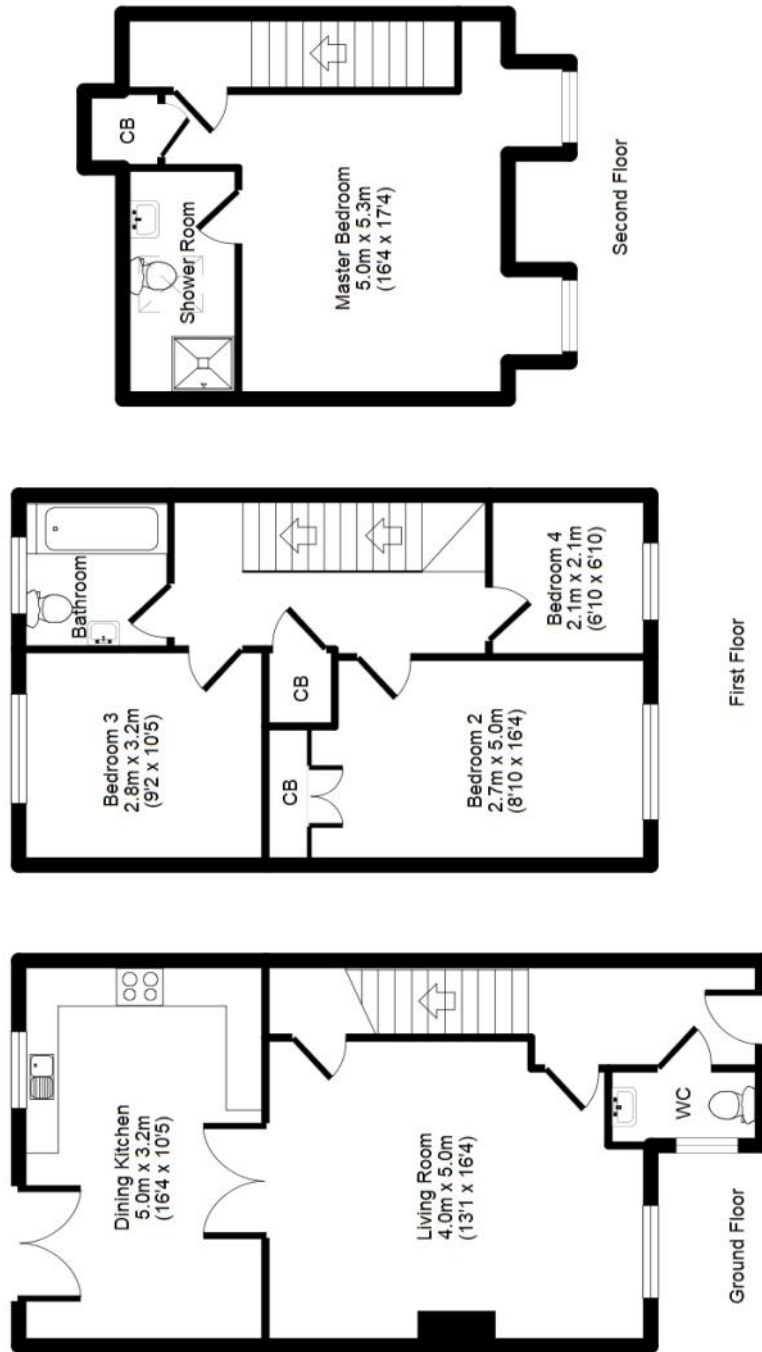
Google Plus Code: P6FG+G76 Brighthouse

Post Code: HD6 4FQ

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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111 sq. m / 1197 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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