

MARSH & MARSH PROPERTIES

2 Keswick Close, Siddal, HX3 9FB

£425,000



****ATTENTION ALL YOUNG AND GROWING FAMILIES**** Built in 2019, this impressive FIVE DOUBLE BEDROOM DETACHED FAMILY HOME occupies a generous corner plot within a quiet residential area of Siddal. Offering spacious and versatile accommodation arranged over three levels, this modern home provides an excellent combination of contemporary living space, practical family accommodation and attractive outdoor areas. The property is ideally positioned for access to Halifax town centre and surrounding amenities, whilst local schools, shops and everyday facilities are all within easy reach. The property also benefits from excellent transport links for commuters, together with pleasant hillside views. The accommodation has been thoughtfully designed to provide flexibility for a growing family, with three double bedrooms and the main bathroom situated on the first floor, whilst the lower level provides two further versatile rooms which could be used as bedrooms, a playroom, home office or additional reception space. The ground floor is centred around a particularly impressive dining kitchen, whilst the spacious lounge benefits from a striking skylight and multi-fuel stove. In brief, on the ground floor there is an entrance hall, spacious lounge, dining kitchen, utility and cloakroom. To the lower level there is a landing, two versatile rooms and a further cloakroom, whilst the first floor offers a landing, master bedroom with en-suite, two further double bedrooms and the house bathroom. Externally, the property occupies a generous corner position with a tarmac driveway providing parking for up to three vehicles, a beautifully presented garden with hillside views and an additional enclosed yard with metal shed. An internal inspection is strongly advised to truly appreciate the space, versatility and quality this impressive family home has to offer.

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ENTRANCE HALL



A welcoming entrance hall featuring attractive Amtico flooring, an open staircase providing access to both the lower and first floors, a modern tall radiator, ceiling spotlights, composite front door and UPVC window. The generous proportions provide an excellent first impression of the home.

LIVING ROOM 7.2 x 3.8m (23'7 x 12'5)



A particularly spacious lounge featuring a freestanding multi-fuel stove set upon a glass hearth, creating an attractive focal point to the room. The lounge benefits from UPVC windows, a radiator and an impressive skylight which floods the room with natural light and provides an appealing outlook towards the sky above.



DINING KITCHEN 3.4 x 6.4m (11'1 x 20'11)



A superb modern dining kitchen fitted with a comprehensive range of wall and base units,

complemented by a one and a half bowl sink with chrome mixer tap, splashback tiles and mirror splashback. Integrated appliances include two tall fridge freezers and a dishwasher, together with a built-in oven and microwave. The central kitchen island provides useful additional storage and incorporates a breakfast bar with seating for two, together with a built-in induction hob. Further features include Amtico flooring continuing from the entrance hall, a radiator, dual aspect UPVC windows providing pleasant views including towards Wainhouse Tower, and UPVC patio doors leading directly out to the garden. The generous proportions make this an ideal space for both everyday family life and entertaining.



UTILITY

A practical utility room featuring a fitted worktop with sink and chrome mixer tap, wall units and space beneath the worktop for a washing machine and dryer. The combination boiler is also housed within the room, together with ceiling spotlights and a UPVC window.

CLOAKROOM

A useful cloakroom comprising a low flush toilet and a floating vanity hand wash basin. Additional features include wood-effect laminate flooring

and a UPVC window.



FIRST FLOOR LANDING

A bright and airy first-floor landing. The space features ceiling spotlights and a large, frosted UPVC window, allowing ample natural light into the space.

BEDROOM ONE 3.8 x 4.4m (12'5 x 14'7)



A large double bedroom featuring fitted wardrobes providing useful storage, a radiator and dual aspect UPVC windows enjoying far-reaching hillside views.

EN-SUITE

A modern three-piece suite comprising a tiled

shower cubicle with glass shower screen and rainfall and handheld power shower, low flush toilet and vanity hand wash basin. Additional features include tiled flooring, partially tiled walls, ceiling spotlights, an extractor fan, a towel radiator and a UPVC window.



BEDROOM TWO 3.4 x 3.3m (11'1 x 10'9)



A well-proportioned double bedroom featuring a radiator and UPVC windows with a pleasant outlook, including views towards Wainhouse Tower.

BEDROOM THREE 3.4 x 3.0m (11'1 x 9'10)

A double bedroom with a radiator and UPVC window enjoying a pleasant outlook including

views towards Wainhouse Tower.



BATHROOM



A modern three-piece bathroom suite comprising a bathtub with rainfall and handheld power shower above and glass shower screen, low flush toilet and vanity hand wash basin. Additional features include partially tiled walls, tiled flooring, towel radiator, ceiling spotlights, an extractor fan and a UPVC window.

LOWER-LEVEL LANDING

A useful lower-level landing featuring a radiator and ceiling spotlights.

BEDROOM FOUR 3.5 x 3.8m (11'3 x 12'5)



A generous double bedroom featuring a radiator and UPVC patio doors providing separate access to the lower level and rear yard. This versatile room could equally lend itself to use as a guest bedroom, home office or additional reception space.

PLAYROOM / BEDROOM FIVE 3.6 x 3.8m (11'9 x 12'5)



A double bedroom currently utilised as a playroom, offering excellent versatility for a growing family. The room features a radiator and UPVC window.

CLOAKROOM

A useful cloakroom to the lower-level comprising a low flush toilet and floating vanity hand wash basin. Further features include wood effect laminate flooring, an extractor fan and a ceiling spotlight.

EXTERNAL

The property occupies an attractive corner plot with a beautifully presented garden offering far-reaching hillside views, including views towards Wainhouse Tower. A tiled patio area provides an excellent outdoor seating space, with steps

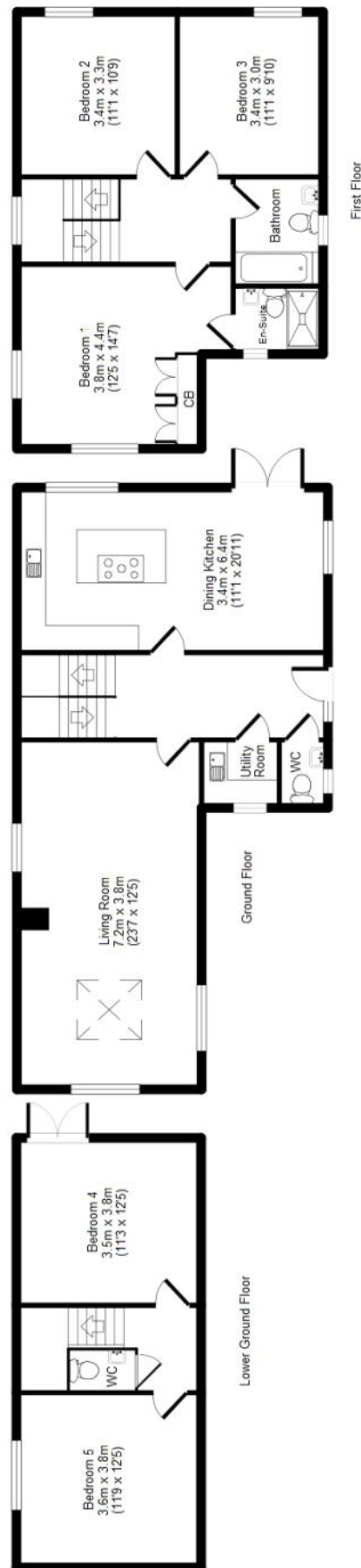
leading down to the lawn. A flagged pathway runs across the front of the property and leads around to the side, where there is a tarmac driveway providing parking for up to three vehicles. To the rear is an additional enclosed tarmac yard, providing useful external storage space and access to the lower-level accommodation. A metal shed provides further practical storage.





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APPROX GROSS INTERNAL FLOOR AREA: 150 sq. m / 1611 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 of any contract or warranty. (c) Marsh & Marsh Properties

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