

MARSH & MARSH PROPERTIES

22 Cedar Grove, Bailiff Bridge, HD6 4FE

£625,000



Sometimes a property comes to market that just offers that special something that ticks all the boxes, this IS that property you have been looking for. Situated on a quiet cul-de-sac in the Bailiff Bridge village, Cedar Grove offers the perfect peaceful family setting. As soon as you arrive you notice the lush reception that leads to the property that offers private parking for five cars, three on the drive and two in the dual integral garages to the rear of the driveway. Its modern and stylish appearance offers that impressive first impression owing to its charming kerb appeal.

At the front of the property is a charming lawned and hedge garden that enhances the kerb appeal and also offers enhanced privacy for the living room. To the rear of the property are the expansive, south-west facing, gardens offering the ideal place to sit out and relax. With a large lawned area, covered decking pagoda seating space, garden bar, vegetable patches, lower patio seating space and storage sheds. With so much garden on offer, fully enclosed by wooden fence, it creates the perfect space to sit back and relax, entertain or for children and pets to play in a secure environment.

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Internally the property will continue to impress, being offered in immaculate condition, therefore, offering the potential opportunity for any prospective buyer to move in with little to no work required. With its expansive rooms in a well thought out layout it makes for the ideal modern family home. With a large and long living room, sitting room (benefiting from a multi-fuel burning stove), large and impressive dining room, well-appointed kitchen, utility room, ground floor WC, six bedrooms (all that can accommodate a double bed and one with master suite), house bathroom and shower room.

Owing to its location, the property offers easy access to the fantastic transport connections in the local area. The M62 is only 10 minutes' drive away, offering cross Pennine connections as well as quick access to Leeds and Bradford and is also just 5 minutes' drive from Brighouse town centre with its excellent local amenities. Also, Brighouse train and bus stations offer connections to the local area. Brighouse station also has access to the Grand Central train service to London. This property is also within the catchment areas of both good primary and secondary schools.

With so much on offer, including its beautifully presented internals, stunning rear gardens and its sought after location, this detached family home certainly requires further attention and an internal inspection is essential.

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

HALLWAY

The ideal reception as you step inside the property, the spacious hallway offers additional storage space, ideal for coats and shoes, under the stairs. With a single radiator, wood Karndean effect floor and two central light fittings.

From the hallway a wooden door opens into the

LIVING ROOM

A large, long and spacious living room that offers the perfect family communal space, ideal for a three piece suite along with additional furniture. The room features a large uPVC double glazed bay window to the front elevation, that when twinned

with the uPVC double glazed window to the side elevation, offers a light and bright space. An electric fire, situated on a limestone hearth and with mantelpiece, creates the ideal central feature for the whole room. With a carpeted floor, cornice to ceiling, two central light fittings and a television access point.



From the rear of the living room a set of double wooden doors open into the

SITTING ROOM

A fantastic addition to the property, ideal for a growing family, offering a second communal space. The room features a premium, free standing, multi-fuel burning stove to one corner

that creates a charming feature as well as a secondary heating source that can heat the whole area. With a Karndean wood effect laminate floor, central light fitting and cornice to ceiling.



From the sitting room a double set of doors open into the

DINING ROOM

The real pièce de résistance of the ground floor of the property, the dining room offers a stunning viewpoint of the rear gardens via its numerous uPVC double glazed windows, uPVC double glazed French doors and sliding doors. There is ample space for a family dining table along with additional furniture. The room also has three windows to the roof adding to the natural light of

the room. With a Karndean wood effect laminate floor, wall mounted light fittings, ceiling inset spotlights and A/C system to one side (dual function, heat and cold).



From the hallway a wooden door opens into the

KITCHEN



A well laid out and beautifully presented kitchen that features quartz work surfaces to two sides of the room with additional over and under counter cupboards and drawers. A section of quartz work surface extends into the middle of the room creating a breakfast bar. With a integrated induction hob, with a large quartz splashback, integrated oven, integrated combination microwave, extractor hood, ceiling inset

spotlights, integrated dishwasher, integrated wine fridge, vertical modern style radiator, Karndean wood effect laminate flooring, two uPVC double glazed windows to the rear elevation, wood door leading to a pantry cupboard, integrated fridge/freezer and an inset stainless steel sink with stainless steel mixer tap.



From the kitchen a wooden door opens into the

UTILITY ROOM



A fantastic addition to the property, the utility room also offers access into the rear garden via a composite door. There is also access to the integral garages via a wooden door. With a wall length work surface, over and under counter

cupboards, uPVC double glazed window to the rear elevation, ceiling inset spotlights, stainless steel sink, stainless steel mixer tap, plumbing for a washing machine and space for a dryer.

From the hallway a wooden door opens into the

WC



An excellent addition to the property offering ground floor facilities. With a close coupled toilet, pedestal washbasin, Karndean wood effect laminate floor, tiled splashbacks, central light fitting and extractor fan.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, central light fitting, cornice to ceiling and single radiator.

From the landing a wooden door opens into

BEDROOM 1



A generous master bedroom that offers ample room for a king sized bed along with additional bedroom furniture. The room features a carpeted floor, central light fitting, cornice to ceiling, single

radiator and a uPVC double glazed window to the front elevation.



From bedroom 1 a wooden door opens into its

EN-SUITE



A beautifully presented en-suite shower room that makes excellent use of the space on offer. With a walk in style shower cubicle, counter inset washbasin, close coupled toilet, vertical modern style radiator, tiled floor, full height tiled walls, ceiling inset spotlights, extractor fan and a frosted uPVC double glazed window to the side elevation.

From the landing wooden doors open into

BEDROOM 2



A generous second bedroom that can also accommodate a king sized bed along with additional bedroom furniture. With a carpeted floor, central light fitting, two uPVC double glazed windows to the front elevation and a single radiator.

BEDROOM 3



Currently utilised as a hobby room and work from home office, bedroom three features a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.

BEDROOM 4

Another good sized bedroom, utilised currently as

the home gym. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.



HOUSE BATHROOM



A well laid out house bathroom that features a panel bath, pedestal washbasin, close coupled toilet, vinyl floor, tiled walls, frosted uPVC double glazed window to the rear elevation, single radiator, ceiling inset spotlights and an extractor fan.

From the landing a carpeted staircase leads up to the

UPPER LANDING

A charming seating area that features a Velux window, central light fitting and a carpeted floor.

From the upper landing wooden doors open into

BEDROOM 5



A rather large upper bedroom, ideal for a teenager or as a guest room. With three Velux windows to the rear elevation, central light fitting, fitted wardrobes, carpeted floor and a double radiator.

BEDROOM 6



A generous sixth bedroom that features a carpeted floor, single radiator, central light fitting and two Velux windows to the front elevation.

SHOWER ROOM



Another well-presented and laid out shower room that offers facilities for the top floor of the property. With a corner shower cubicle, pedestal washbasin, close coupled toilet, vinyl floor, Velux window to the rear elevation, splashback tiling, central light fitting and extractor fan.

GARDENS



To the front of the property is a lawned and flagged garden with front hedge border that offers a charming frontage to the building and enhances the kerb appeal of the property whilst also offering further privacy for the living room.



To the rear of the property are the beautifully presented and expansive rear gardens, comprising of a large lawned area, two patio seating spaces, vegetable patch, storage sheds and a decked seating space with wooden pagoda cover. Its south-west facing orientation makes this a real sun trap that offers a well-lit space throughout the day and into the evening. To the rear of the decking is the external bar area, perfect for entertaining or garden parties. With so much on offer the garden is perfect for a large variety of uses and offers the ideal place for children or pets to play. Just step inside the garden and you will immediately fall in love.





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PARKING & GARAGE

To the front of the property is a tarmac driveway that offers space for three cars.

To the rear of the drive are the two integral garages, accessed via recently installed electric garage doors, both interconnected internally and benefitting from lighting, solid floor and power outlets.

The boiler is located to the rear of the garage.

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. Boiler was fitted in May 2026.

TO VIEW

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

DIRECTIONS

What3words: [:///firm.sector.flank](#)

Google Plus Code: P69F+PQ6 Brighthouse

For sat nav users the postcode is: HD6 4FE

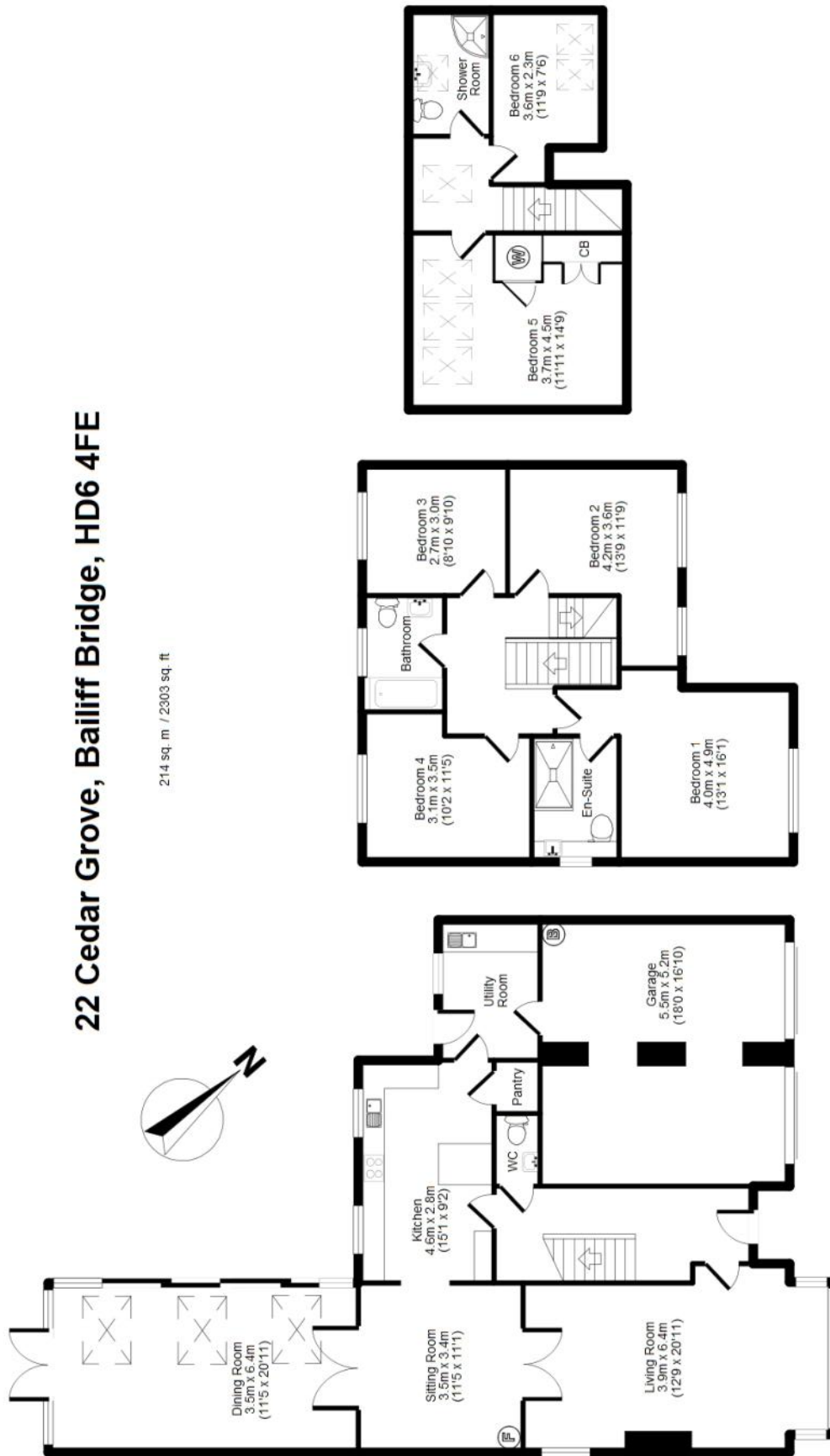
MORTGAGE ADVICE

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

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214 sq. m / 2303 sq. ft



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