

MARSH & MARSH PROPERTIES

Reevy Villa, 64-66 Reevy Road, Wibsey, BD6 3QF

£545,000



A beautiful and imposing manor style stone built detached house. Situated in grounds of approximately 1/3 of an acre, consisting of; gardens, driveway and parking. Externally this property displays an array of charming original features. This large property has so much potential, plus the added advantage of an external annex building (currently used as a business office but would make an ideal building for conversion to a granny flat).

The extensive grounds of the property are ideal for children (or pets) to play owing to its fully enclosed border, creating a secure environment. There are two lawns, with feature pond and rockery garden, both create an ideal space to entertain or sit out on a warm summer's day. The forecourt and driveway has parking for more than 10 cars.

Internally the property offers ample space throughout (whilst also displaying traditional features). The property has undergone redecoration and modernisation including a new kitchen, which means a buyer has the opportunity to take immediate possession with little work required. The house consists of: a large living room, second large reception room, well presented dining room, good sized kitchen, rear conservatory, three good sized bedrooms (all with ample space for a double bed and one with en-suite), house bathroom and two basement rooms providing ample additional storage.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

The annex offers four good sized ground floor rooms, separate kitchen space, fitted shower, WC and a large loft storage space. The annex has full uPVC double glazing throughout and is heated by electric heaters.

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 impressive size of the property, large grounds, addition of the annex and its reasonable price, an inspection of the property is recommended in order to fully appreciate everything on offer.

From the front of the property, double opening uPVC double glazed doors (with uPVC double glazed transom windows) provide access into the

ENTRANCE HALLWAY



A grand hallway provides the ideal first impression on entering the property. You will immediately notice the hand carved owl newel post topping the ornate banister. The hall has a modern décor but benefits from original architraves, cornices and wood panelled dado rails. With high quality wood laminate flooring, ceiling rose, central light fitting and double radiator.

From the hallway glass panel doors open into the

LIVING ROOM



A traditionally decorated living room that benefits from a dual aspect nature with uPVC double glazed window, to the side elevation, and feature uPVC double glazed bay window, to the front elevation, that bathes the room in natural light. A central gas fire, with marble hearth and mantelpiece, creates the ideal central feature for the entire room. With original cornice to ceiling, picture rail, three double radiators, central light fitting, ceiling rose, television access point and carpeted floor.

SITTING ROOM



A similar sized, large, room to the living room, the sitting room provides a second reception room or

more formal space. Again presented with the same uPVC double glazed bay window that provides ample natural light throughout the whole room. The sitting room displays a more traditional style gas fireplace with its tiled hearth, feature patterned tiled back and ornate wooden mantelpiece. The ceiling has been re-decorated with a traditional style (coffered design) with a modern décor. With carpeted floor, picture rail, three sets of double radiators, television access point and central light fitting.



From the hallway a wood panel door opens into the

DINING ROOM

Offering ample space for a large family dining table, the dining room provides an ideal entertaining area. The dining room also provides access to the living room via a set of double glass panel doors. A modern décor throughout whilst displaying traditional features such as the display shelf style picture rail. With carpeted floor, central light fitting, uPVC double glazed window to the rear elevation, ceiling rose, double radiator and fitted blinds.



From the hallway an external style wooden door, with stained glass panels, opens into the

CONSERVATORY



An excellent addition to the property providing the perfect space to sit out and enjoy the large gardens to the rear of the property. A uPVC double glazed construction with half height stone walls. With a tiled floor, central light fitting, ceiling fan, fitted blinds and fitted wall mounted electric radiators. The rear of the conservatory has a set of uPVC double glazed doors that open out onto a secondary access stairway with fitted wheelchair elevator.

From the hallway an opening leads into the

KITCHEN



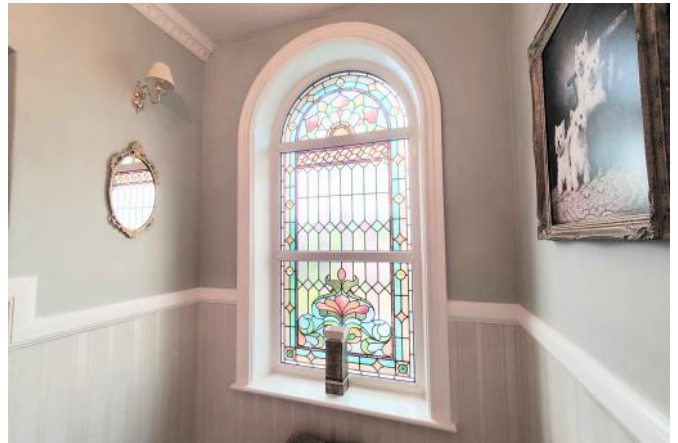
A well-appointed and spacious kitchen that would be any culinary enthusiast's dream space having undergone a recent refit and modernisation creating a modern and stylish space. With work surfaces to three external walls all with over and under counter cupboards and drawers providing excellent storage space. A dual aspect nature provides ample natural light with uPVC double glazed windows to the front and side elevations. With an integrated gas hob, integrated dual oven, vinyl flooring, splashbacks, fitted fridge/freezer, stainless steel extractor hood, fitted window blinds, laminated work surfaces, ceiling down lights and omni-directional spotlights, plumbing for a washing machine, fitted dishwasher and a 1 ½ sink with mixer tap.

From the hallway carpeted stairs lead up to the

LANDING

A rather impressive landing kept light and bright by the central light fitting and wall mounted light fittings. The key feature of the landing is the large double glazed arched stained glass window that provides ample natural light. The landing benefits from an alcove inset walk-in wardrobe style

storage space. With cornice to ceiling, ceiling rose, dado rails and a carpeted floor.



From the landing wood panel doors open into

BEDROOM 1



A good sized master bedroom that offers ample space for a king sized bed along with additional space for bedroom furniture. A light room benefitting from a dual aspect nature with uPVC double glazed windows to the front and side elevations. With carpeted floor, central light fitting, cornice to ceiling, ceiling rose, fitted window blinds and single radiator.



window blinds, omni-directional ceiling spotlights, single radiator, carpeted floor and tiled splashbacks.



BEDROOM 2



From the landing wood panel doors open into

BEDROOM 3



Another good sized bedroom with ample space for a double bed along with additional bedroom furniture. With carpeted floor, central light fitting, cornice to ceiling, ceiling rose, dado rail, uPVC double glazed window to the front elevation, fitted window blinds and single radiator.

From bedroom 2 a wood panel door opens into its

EN-SUITE

A neatly presented en suite with panel bath, corner shower cubicle, Victorian style pedestal washbasin, low flush toilet, frosted uPVC double glazed window to the front elevation, fitted

A spacious third bedroom again offering space for a double bed along with additional bedroom furniture. With carpeted floor, central light fitting, uPVC double glazed window to the rear elevation, fitted window blinds and single radiator.

HOUSE BATHROOM

A well-appointed and presented house bathroom that is well illuminated via ceiling inset spotlights

in addition to the two frosted uPVC double glazed windows to the rear elevation. With corner panel bath, vanity inset washbasin, close coupled toilet, alcove inset shower, wood effect vinyl flooring, tiled splashbacks and fitted blinds.



From the hallway a wood panel door opens onto stone steps that lead down to the

CELLAR

An excellent addition to the property that provides a large amount of storage space. The central area is a long access corridor with under stairs storage cupboard, central strip light and concrete floor. From the corridor there are two cellar rooms; both identical in size.

Room 1: Central light fitting, stone floor and stone shelving, which also houses the boiler.

Room 2: Central light fitting, concrete floor, alcove inset cupboards and single radiator.

ANNEX



An excellent addition to the property is the separate detached stone built annex; an ideal space for a small business, to let out or for use as a granny flat. The annex borders the parking area and the gardens, to the rear of the land, presenting a charming backdrop to the building.

From the front of the annex a uPVC double glazed leaded door opens into

ROOM 1



Currently used as a reception area and nail workshop. The room is bathed in natural light owing to a uPVC double glazed window (with Georgian bar) to the front elevation and a bay style set of (Georgian bar) uPVC double glazed windows overlooking the gardens to the side elevation. With wall mounted electric radiator, carpeted floor, central light fitting, ceiling inset spotlights, telephone access point and fitted blinds.



Room 1 opens into a corridor that runs the length of the middle of the building and provides access to all other rooms.

From the corridor a wood panel door opens into

ROOM 2



Currently used as a spa treatment room. With uPVC double glazed window (with Georgian bar) to the side elevation, ceiling strip light, ceiling inset spotlights, carpeted floor, fitted blinds, corner pedestal sink and wall mounted electric heater.

Room three can be accessed via room 1, via a wood panel door, or via the central corridor.

ROOM 3



A second spa treatment room. With uPVC double glazed window (with Georgian bar) to the side elevation, ceiling strip light, ceiling inset spotlights, carpeted floor, fitted blinds, corner pedestal sink and wall mounted electric heater.

Room three provides access to the large loft storage space via a pull down ladder.

From the central hallway a wood panel door opens into

ROOM 4

Currently used as a store room. With two uPVC double glazed windows (with Georgian bar) to the side and front elevations, ceiling strip light, ceiling inset spotlights, carpeted floor, fitted blinds, alcove inset shower cubicle and wall mounted electric heater. Room four also has a fitted uPVC emergency fire exit door that leads to the side elevation.

KITCHEN



A neatly presented kitchen that makes excellent use of the space available. With laminated work surfaces to two walls, ceiling inset spotlights, uPVC

double glazed window (with Georgian bar) to the front elevation, fitted blinds, space for a fridge, over and under counter cupboards and drawers and stainless steel sink with stainless steel mixer tap.

WC

With low flush toilet, pedestal washbasin, carpeted floor, central light fitting, frosted uPVC double glazed window to the front elevation and fitted blinds.

LOFT STORAGE

An excellent addition to the annex. A large storage area that has a uPVC double glazed window (with Georgian Bar) to the front elevation. The loft storage could be converted to an additional usable room if desired.

GARDENS



To the front of the property is a large, long lawned garden that runs around the side of the property, bordered by high hedge creating a secure and private space for children and pets to play. The front garden is accessible by a metal gate to the side. From the edge of the lawn is a long rockery garden, running the length of the property, with upper tier pebbled garden.



To the rear of the property is a large lawned garden with bordering bush and trees and enclosed by a wooden fence running around the border of the garden. To the side of the lawn is a patio sitting area with rear rockery area and large pond; an ideal entertaining space or somewhere to sit back and relax.



on Halifax Road (A6036) for 0.5 miles and just before Odsal Auto Centre turn right onto St Paul's Avenue for a further 0.4 miles. At the roundabout take the third exit onto Reevy Road. The property is located on your left hand side.

For sat nav users the postcode is: BD6 3QF

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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PARKING

The driveway and forecourt provide ample private parking space for 11+ cars.

GENERAL

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

TO VIEW

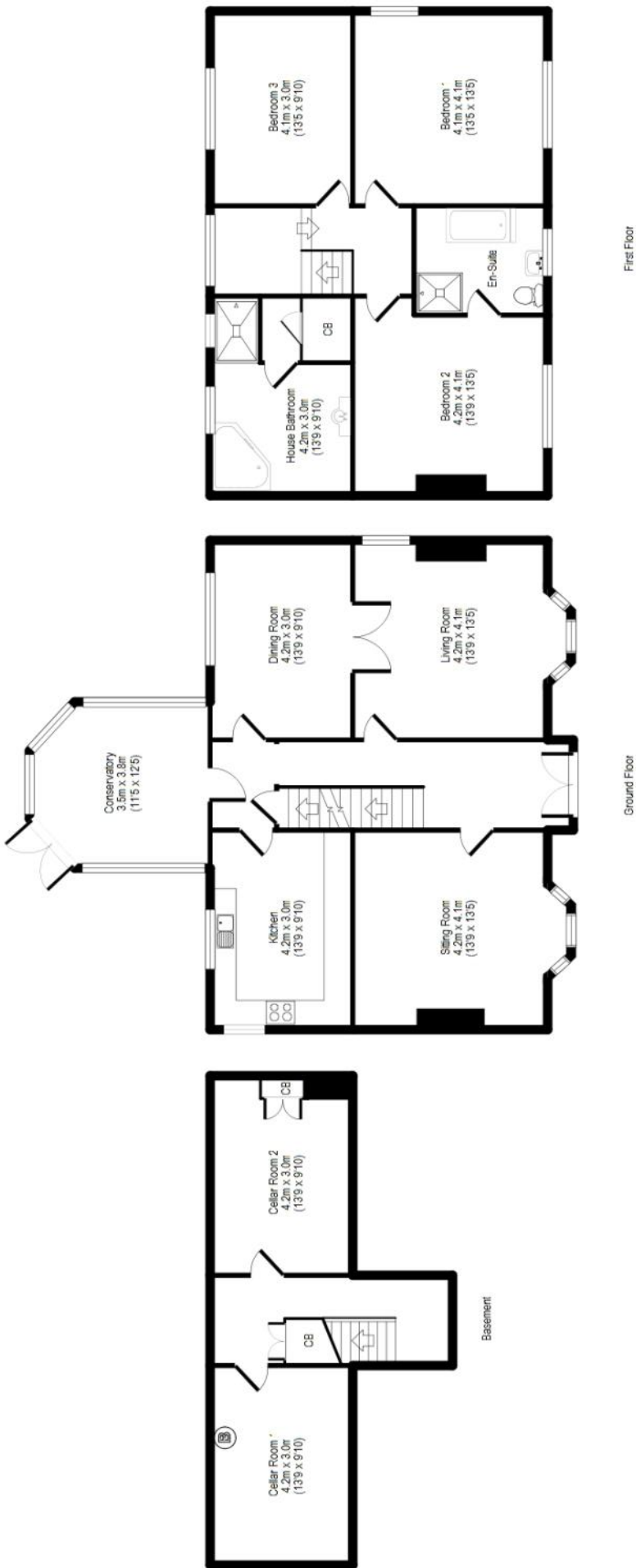
Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

DIRECTIONS

From Odsal Top roundabout head towards Shelf

64 - 66 Reevey Villa, Wibsey, BD6 3QF

APPROX GROSS INTERNAL FLOOR AREA: 195 sq. m / 2100 sq. ft

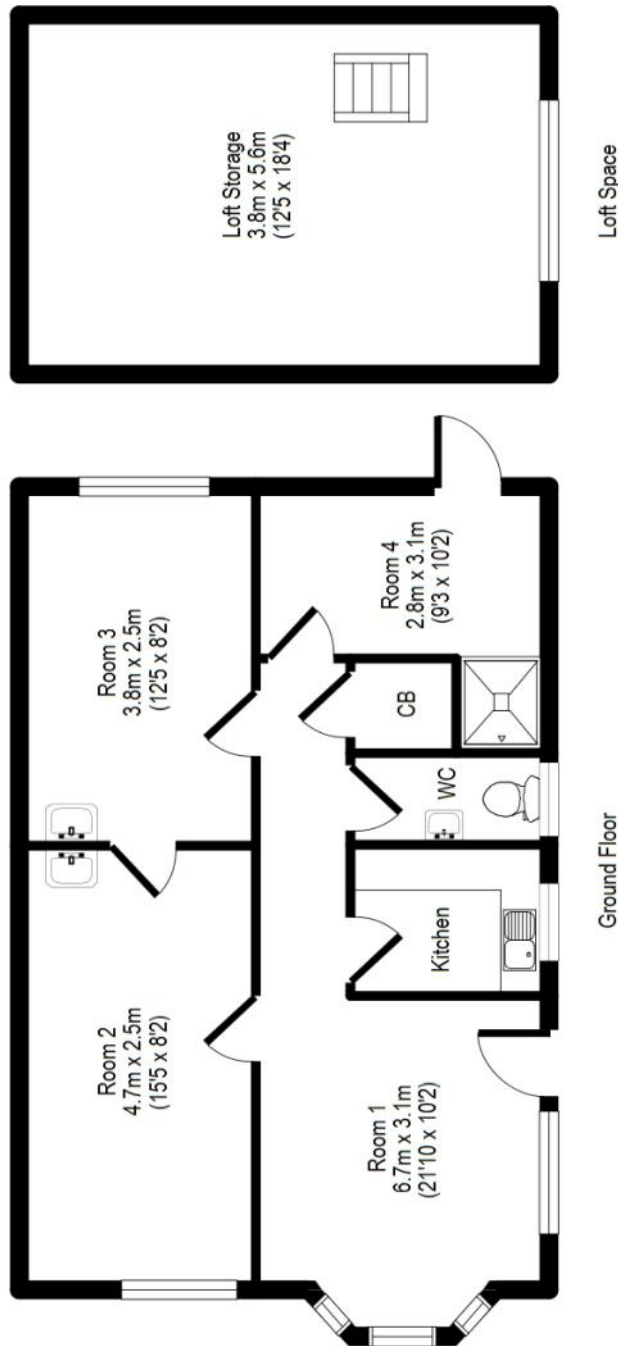


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Annex - 64 - 66 Reevy Villa, Wibsey, BD6 3QF

APPROX GROSS INTERNAL FLOOR AREA: 70 sq. m / 749 sq. ft



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