MARSH & MARSH PROPERTIES

27 Green Lane, Hove Edge, HD6 2PS *£310,000*



Situated in the highly sought after and well-regarded locale of Hove Edge, on the desirable Green Lane, is this three bedroomed, semi-detached, property. Having undergone an extensive and full renovation and modernisation to create the perfect family home this property is certainly one not to miss. As soon as you arrive you will immediately notice the love, care and attention the current owner has poured into the property. When you arrive you are greeted by two brick paved parking spaces. A gated access pathway leads round to the beautiful and immaculately tended rear garden. Featuring a large patio seating space, with a pagoda and lawned areas, all fully enclosed to offer something for the whole family.

Internally the property will just continue to impress, having being presented with a modern décor whilst retaining a truly welcoming and inviting atmosphere throughout. Its modern style and quality finish presents any prospective buyer the opportunity to move in potentially with no work required. With its warm and inviting living room, large and open plan style dining kitchen, three bedrooms and house bathroom. The property also has a boarded loft for additional storage space.

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

Tel: 01422 648 400 *info@marshandmarsh.co.uk* *www.marshandmarsh.co.uk*

The property is close to good primary and secondary schools, both within a short walk and situated in a highly popular and sought after residential location, which has excellent transport links owing to the M62 motorway being less than 10 minutes' drive away. There is also easy access to both Brighouse and Halifax train stations, with cross Pennine connections, as well as easy commuting to Leeds, Halifax, Brighouse and Bradford.

Owing to the high-quality nature of this property, its sought-after location and large gardens to the rear, an immediate appointment to view is certainly essential to avoid missing out on this rare and exciting opportunity.

From the front of the property a high quality composite door, with transom window, opens into the

HALLWAY

A welcoming reception as you walk into the property, with a single radiator and central light fitting. The hallway offers the ideal barrier from the external aspect to the internal.

From the hallway a wooden door opens into the

LIVING ROOM



A beautifully presented living room that offers a warm and welcoming feeling as soon as you step into inside. The large uPVC double glazed bay window, to the front elevation, bathes the whole room in natural light. A gas fireplace, with a granite hearth and mantelpiece, creates the ideal central focal point for the whole room. With a carpeted floor, central light fitting, double radiator and a television access point.





From the living room a wooden door opens into the

DINING KITCHEN



The current owner had the kitchen space extended to create this glorious and modern dining kitchen, the ideal space for a family dinner or to entertain. The kitchen has been well laid out with solid quartz work surfaces and ample cupboard spaces, in an L shape to two walls, and a central kitchen island that also functions as a breakfast bar. To one side of the room there is space for a dining table and sitting area offering charming views overlooking the garden. A uPVC double glazed set of French doors offers access to

the rear elevation and a side composite door provides access to the passageway leading to both the front and rear elevations. An under stairs cupboard offers ample additional storage space. With an integrated dual oven, integrated microwave, integrated hob, stainless steel extractor hood, integrated dishwasher, plumbing for a washing machine, quality large tiled flooring, ceiling inset spotlights, central down lights, two Velux windows, uPVC double glazed window to the rear elevation, twin modern vertical style radiators and an inset sink with mixer tap.











From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, loft access hatch and a central light fitting.

From the landing wooden doors open into

BEDROOM 1



A spacious master bedroom that offers ample space for a double bed along with additional furniture. The room also benefits from a uPVC double glazed bay window providing plenty of natural light. With a carpeted floor, central light

fitting, alcove fitted wardrobes and a double radiator.





BEDROOM 2





A good sized second bedroom that also features space for a double bed along with additional furniture. The second bedroom also benefits from charming views over the rear garden via its uPVC double glazed window. With a carpeted floor, central light fitting and a single radiator.

BEDROOM 3



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

BATHROOM



A neatly laid out house bathroom that features a panel bath, glass splash guard, over bath shower, ½ pedestal washbasin, close coupled toilet, tiled floor, tiled walls, frosted uPVC double glazed window to the rear elevation, ceiling inset spotlights, towel radiator and an extractor fan.

GARDEN

To the rear of the property are the large and beautifully maintained gardens. From the edge of the property is a flagged patio area that leads down to a covered pagoda area, ideal for patio furniture; the perfect place for a barbeque or to

sit out and relax. From the edge of the patio is a large lawn offering an ideal place for children and pets to play in a secure setting.















PARKING

To the front of the property is a brick paved parking area for two cars.

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.

TO VIEW

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

LOCATION

What3words: ///amount.chairs.tune

Google Plus Code: P682+9CW Brighouse

For sat nav users the postcode is: HD6 2PS

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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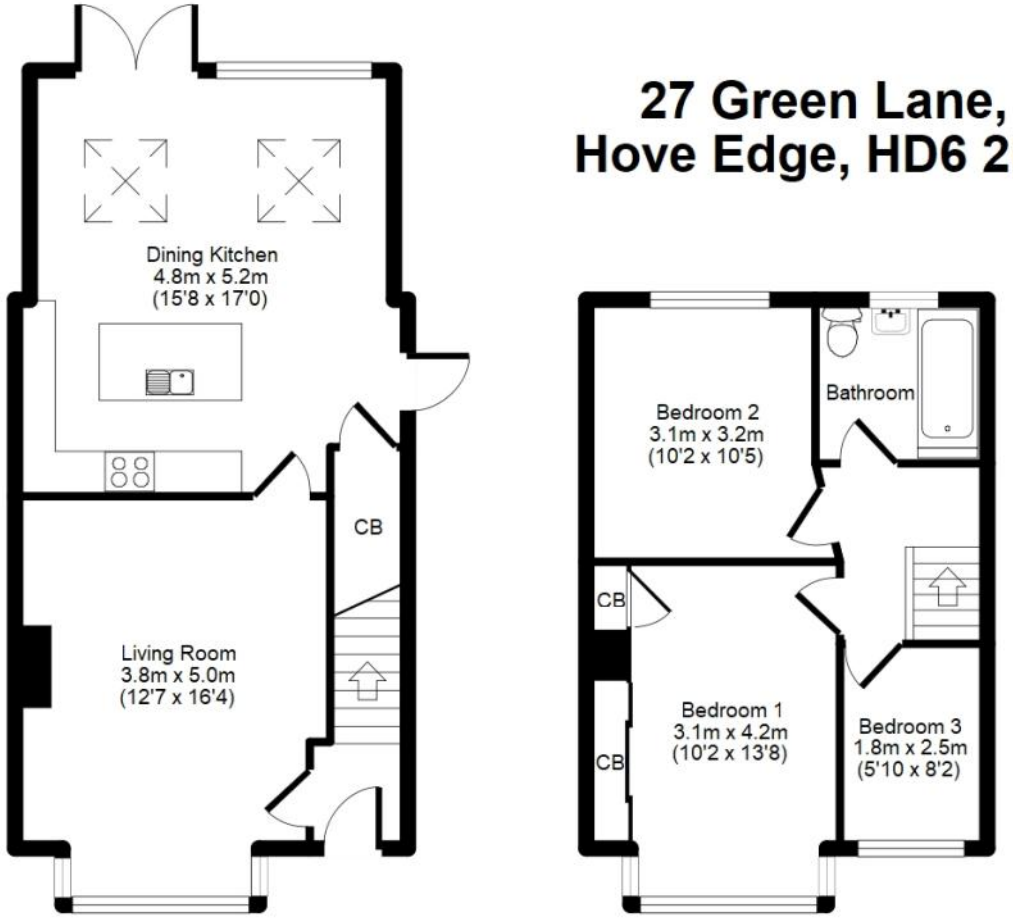
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APPROX GROSS INTERNAL FLOOR AREA: 81 sq. m / 868 sq. ft

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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