MARSH & MARSH PROPERTIES

89 Meadow Drive, Halifax, HX3 5JZ *£295,000*



Situated in a charming residential location, on the quiet Meadow Drive on the outskirts of Halifax town centre is this four bedroomed semi-detached family home. This property is a real TARDIS, offering a much larger space throughout than the frontage lets on. As you arrive you are greeted by the large brick paved forecourt that offers ample parking for six cars, ideal for any growing family and visitors. To the rear elevation is a very large and well-presented, landscaped garden, featuring patio seating areas, tiered lawns and decking seating space. The garden offers a large under-croft storage space, neatly tucked away under the patio, ideal for garden furniture, bikes or trades storage.

Internally the property does offer a surprising amount of internal space, well-suited to the modern family life. Presented neatly and in a light and bright décor again lending itself to that modern lifestyle. With its warm and welcoming living room, separate sitting room/media space, large and well-appointed kitchen, dining area (open plan to the kitchen), utility room, ground floor WC, four bedrooms and house shower room. A property that must be viewed in person in order to fully appreciate its potential.

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

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

The property is also only a short 5 minutes' drive from Halifax town centre providing access to its fantastic range of shops and services. There are regular bus connections close to the property providing further access to Halifax and the surrounding area. Halifax train station presents access to its large range of rail connections including the Grand Central train line. The M62 is also a 15 minutes' drive away from this property via junction 24. The property benefits from local outstanding primary and secondary schools, including a number of well-regarded grammar schools.

Owing to the fantastic features on offer with this property, including the large rear gardens, ample internal space and plentiful private parking, an appointment to view is certainly essential.

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

HALLWAY

A welcoming reception into the property, with a matted floor, central light fitting and wall inset shoe storage space.

From the hallway a wooden door opens into the

LIVING ROOM



A well-presented and warm living room that offers the ideal family communal space, providing ample room for a three piece suite along with additional furniture. An electric stove style fireplace is set into the chimney breast and with wooden mantelpiece, creates the ideal central focal point for the room. With a wood laminate flooring, central light fitting, uPVC double glazed window to the front elevation, single radiator and a television access point.





From the rear of the living room a wooden door opens into the

KITCHEN



A rather modern styled, light and bright kitchen that offers an open plan style with two openings that lead directly into the dining area to the rear, ideal for family meals or entertaining. The kitchen has laminated work surfaces to three sides, all with under counter cupboards and drawers offering plenty of storage space. The kitchen features a large range style stove cooker, double radiator, vinyl flooring, ceiling inset spotlight, under stairs pantry cupboard, space for a dishwasher and a stainless steel sink with stainless steel mixer tap.



From the kitchen two openings lead directly into the

DINING AREA





An open plan space offering more than ample space for a large family dining table. The room is bathed in natural light owing to the large uPVC double glazed windows to the rear elevation, uPVC double glazed French doors and the central roof lantern style window. With a vinyl floor, vertical modern style radiator and ceiling inset spotlights.

From the kitchen an opening leads into the

UTILITY ROOM

A fantastic addition to the property offering additional work space and access to the rear gardens via a uPVC double glazed door. With vinyl tile flooring, double radiator, wall mounted coat hooks, central light fitting and ample space for a large fridge freezer.

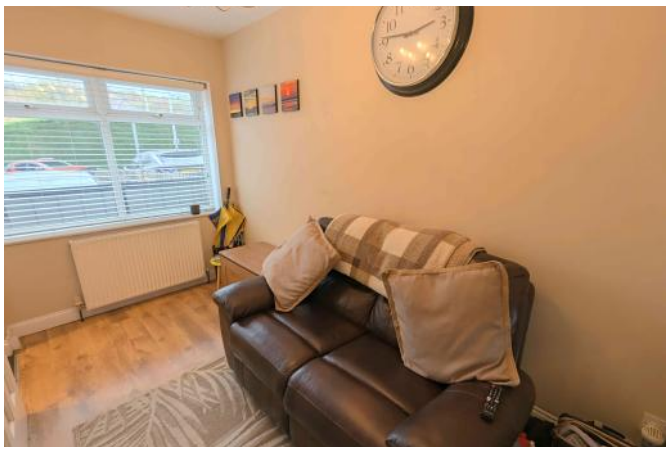
From the utility room a wooden door opens into the

WC

An excellent addition to the property offering ground floor facilities. With a vinyl tile floor, central light fitting, low flush toilet, over toilet washbasin and a frosted uPVC double glazed window to the rear elevation.

From either the hallway or utility room, sliding doors open into the

SITTING ROOM





With modern family life comes the need for multiple media rooms, the sitting room is the ideal getaway for gaming or an alternative space to watch TV. With a wood laminate floor, central light fitting, double radiator and a uPVC double glazed window to the front elevation.

From the hallway a carpeted staircase leads up to the

LANDING

With two central light fittings and a carpeted floor.

From the landing wooden doors open into

BEDROOM 1





A spacious bedroom that offers ample room for a double bed along with additional furniture. A wall length set of rails and shelving offers additional storage space. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window offering the ideal view over the gardens.

DRESSING/SITTING ROOM



An ante-room for bedroom two that is currently being used as a bedroom. The ideal place for a teenager, creating their own gaming space or sitting room for that additional level of privacy. With a uPVC double glazed window to the rear elevation, central light fitting, cornice to ceiling, wood laminate floor and a single radiator.

From the dressing/sitting room a wooden door opens into the

BEDROOM 2





Another generous bedroom, again offering space for a double bed. With a wood laminate floor, central light fitting, cornice to ceiling, single radiator and a uPVC double glazed window to the front elevation.

From the landing wooden doors open into

BEDROOM 3

A good sized third bedroom that is currently utilised as a spacious dressing room and walk in wardrobe. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and a single radiator.





SHOWER ROOM





A neatly laid out house shower room that features a corner shower cubicle, electric shower, close coupled toilet, vanity inset washbasin, stainless steel towel radiator, central light fitting, splashback tiling, vinyl floors and an extractor fan.

BEDROOM 4



The fourth bedroom has been converted into an access room that offers a fixed staircase that leads up to the usable room. The bedroom currently has a large fitted mirrored wardrobe providing additional storage space. With a carpeted floor, double radiator and central light fitting.

From bedroom four a carpeted staircase leads up to the

USABLE ROOM





A fantastic addition to the property that is

currently being used as the master bedroom. There is ample space for a king sized bed along with additional furniture. The usable room also offers eaves access to a large surrounding storage space. With two Velux windows, central light fitting and a beamed ceiling.



GARDENS





To the rear of the property are a large and substantial private gardens, multi-tier and sectioned offering a fantastic place for children and pets to play in a secure setting. From the edge of the property is a patio garden area that offers access to the under-croft storage space. A very large storage area, the size of the upper patio, creating the ideal place for bikes, garden furniture or an ideal trades storage space.









From the lower garden stone steps lead up to the upper patio garden. Currently a metal slide offers

a quick access between the two patio tiers. The upper patio is a real sun trap, offering the ideal place to sit back and relax or to have a barbeque. From the edge of the upper patio is a lawn that leads to the rear decking. The decking houses multiple sheds. This sizable garden must be viewed in person to be fully appreciated and will be ideal for the warmer months.





PARKING

To the front of the property is a bricked paved private driveway that offers space for up to six 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.

LOCATION

What3words: ///image.crown.lately

Google Plus Code: P4P5+FV6 Halifax

For sat nav users the postcode is: HX3 5JZ

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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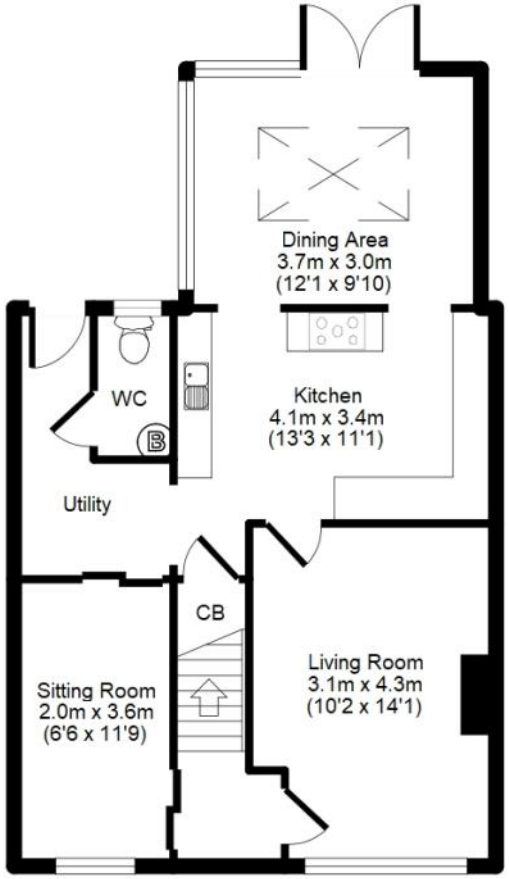
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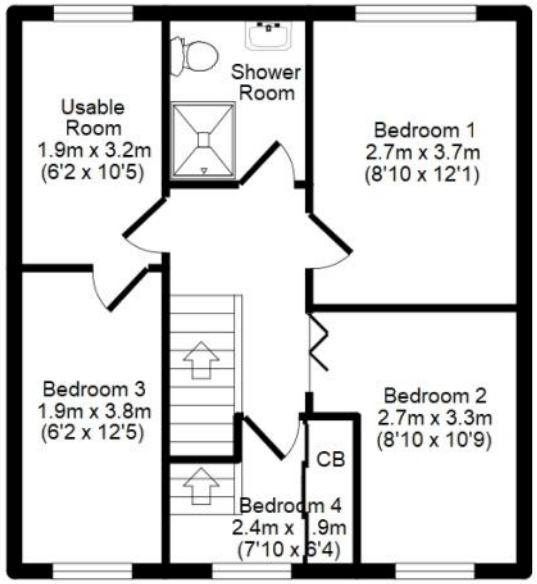
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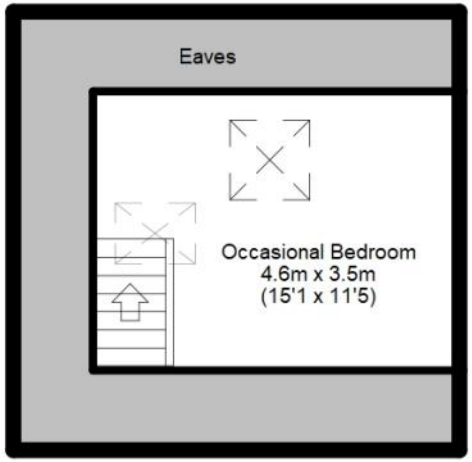
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Ground Floor



First Floor



Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 129 sq. m / 1388 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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