

# MARSH & MARSH PROPERTIES

12 Bobbin Close, Bailiff Bridge, HD6 4FW

£245,000



This beautifully presented, four bedroomed, townhouse is the ideal property for any growing family or professional couple looking for a smart new home. Situated in a charming residential location, overlooking the gardens and playgrounds of the local area creating a picturesque outlook for the property. The house benefits from ample parking space owing to a driveway with space for two cars in addition to the single integral garage. To the rear is an immaculately presented garden that features a decked area to the edge of the property with steps leading up to an artificial lawned area. The perfect space for children, entertaining or to just sit out and relax.

Just step inside this beautiful home and you will immediately be impressed with the modern and stylish finish throughout, presenting the opportunity for any potential buyer to move in with little to no work required. With its large and spacious living room, beautifully presented dining kitchen, four good sized bedrooms (one with an en-suite, three with space for a double bed and one with bi-folding doors opening onto the rear garden), modern house bathroom and two WC's on the ground floor and first floor levels.

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

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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.

Owing to the whole host of features on offer with this property, its immaculate presentation and sought after residential location, an appointment to view is essential in order to fully appreciate everything on offer.

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

### HALLWAY



A charming, well-lit and welcoming reception into the property that provides the perfect reception. The hallway is open, owing to the stairwell, providing a small storage area. With two central light fittings, high quality tiled flooring, alarm control panel, single radiator, under stairs storage cupboard and cornice to ceiling.

From the hallway carpeted stairs lead up to the

### LANDING

A large and open landing area with a carpeted floor, central light fitting and single radiator.

From the landing a wooden door opens into the

### LIVING ROOM



A spacious and bright living room that is presented with a neutral and bright décor and well illuminated via a central light fitting and bathed in



natural light owing to the two uPVC double glazed windows to the front elevation, overlooking the park area. The room offers more than ample space for a three piece suite. With a carpeted floor, double radiator, single radiator and television access point.

### **DINING KITCHEN**



An immaculately presented dining kitchen that is again well illuminated with natural light owing to the two uPVC double glazed windows to the rear elevation, overlooking the rear gardens, numerous ceiling inset spotlights and an over dining area feature LED light fitting. To one side of the room a “U” shaped set of laminated work surfaces, all with over and under counter cupboards and

drawers, creates an ideal work space. With an integrated hob, integrated oven, double radiator, splashback tiling, vinyl tile floor, fitted dishwasher, fitted fridge/freezer and a stainless steel sink with stainless steel mixer tap. The kitchen appliances are newly installed and are still under warranty.



### **WC**

The first floor WC provides a close coupled toilet, pedestal washbasin, single radiator, tiled flooring, tiled splashbacks, central light fitting and extractor fan.

From the landing a carpeted floor leads up to the

### **UPPER LANDING**

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

From the upper landing a wooden door opens into

### **BEDROOM 1**



A large and spacious master bedroom that offers more than ample space for a king sized bed along with additional bedroom furniture. To one side of the room a set of fitted wardrobes offers additional storage space. With a carpeted floor, central light fitting, single radiator and uPVC

double glazed window to the front elevation overlooking the parks to the front of the property.



From bedroom 1, a wooden door opens into its

### EN-SUITE



An ideal addition to the master bedroom is the well-presented en-suite. With corner shower cubicle, pedestal washbasin, single radiator, a frosted double glazed uPVC window, close coupled toilet, central diffuser light fitting, extractor fan, splashback tiling and vinyl flooring.

From the upper landing wooden doors open into

### BEDROOM 2

A generous second bedroom that offers ample space for a double bed and benefits from ample storage space owing to the large fitted wardrobes to one side of the room. With a single radiator, uPVC double glazed window to the front elevation, central light fitting and a carpeted floor.



### BEDROOM 3



Another good sized bedroom, again offering ample space for a double bed along with additional bedroom furniture. With a single radiator, uPVC double glazed window to the rear elevation, central light fitting and a carpeted floor.

### BATHROOM





A beautifully presented house bathroom, offered with a neutral colour scheme. With a panel bath, over bath shower head, pedestal washbasin, close coupled toilet, single radiator, vinyl flooring, tiled splashbacks, central light fitting and extractor fan.

From the ground floor hallway wooden doors open into

#### BEDROOM 4



A good sized room that has plenty of room for a double bed. The room currently is used as a downstairs guest room and office space. With high quality bi-folding doors opening out onto the garden, single radiator, high quality tiled flooring, central light fitting and TV access point.

#### UTILITY ROOM



A highly useful addition to the property that presents an ideal workspace and provides access to the garden via a double glazed composite door. With plumbing and space for a washing machine, laminated work surfaces, under counter cupboards, stainless steel sink, stainless steel mixer tap, splashback tiling, tiled flooring, central light fitting and extractor fan.

#### WC

A useful addition to the property; the ground floor WC provides a close coupled toilet, pedestal washbasin, single radiator, tiled flooring, central light fitting and extractor fan.

#### GARDENS



To the rear of the property are the beautifully maintained gardens featuring a decked seating area from the edge of the property, ideal to sit out and relax or to have a barbeque. A series of decked steps, with inset spotlights, lead up to the upper tier garden. The rear features a large artificial lawned area; ideal for children and pets to play. The garden is fully enclosed by wooden fence and has rear access provided by a wooden gate to the rear of the garden.





### **PARKING & GARAGE**

To the front of the property a tarmac driveway provides parking space for two cars.

An integral single garage provides ample parking space for an additional car and features a concrete floor, central light fitting, power outlets and water points.

### **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. The boiler and water heater both receive a yearly service. The property features a storage loft, ideal for potential expansion.



### **TO VIEW**

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

### **DIRECTIONS**

From the Marsh and Marsh Properties office travel down to the A58 and turn left towards the centre of Hipperholme. At the lights pass straight over and immediately turn right onto Wakefield Road (A649). Travel 5 minutes (1.5 miles) down Wakefield Road until you arrive at the traffic lights at Bailiff Bridge - turn right onto Bradford Road (A641). Travel 160m and take a right onto Wyke Old Lane and then take the first right onto Axminster Drive, identified by the Marsh and Marsh Properties "For Sale" sign at the entrance to the estate. Follow Axminster Drive for 100m and at the head of the "T" junction turn right onto Bobbin Close. The property is located at the head of the parkland on your right hand side and can be identified by the plaque.

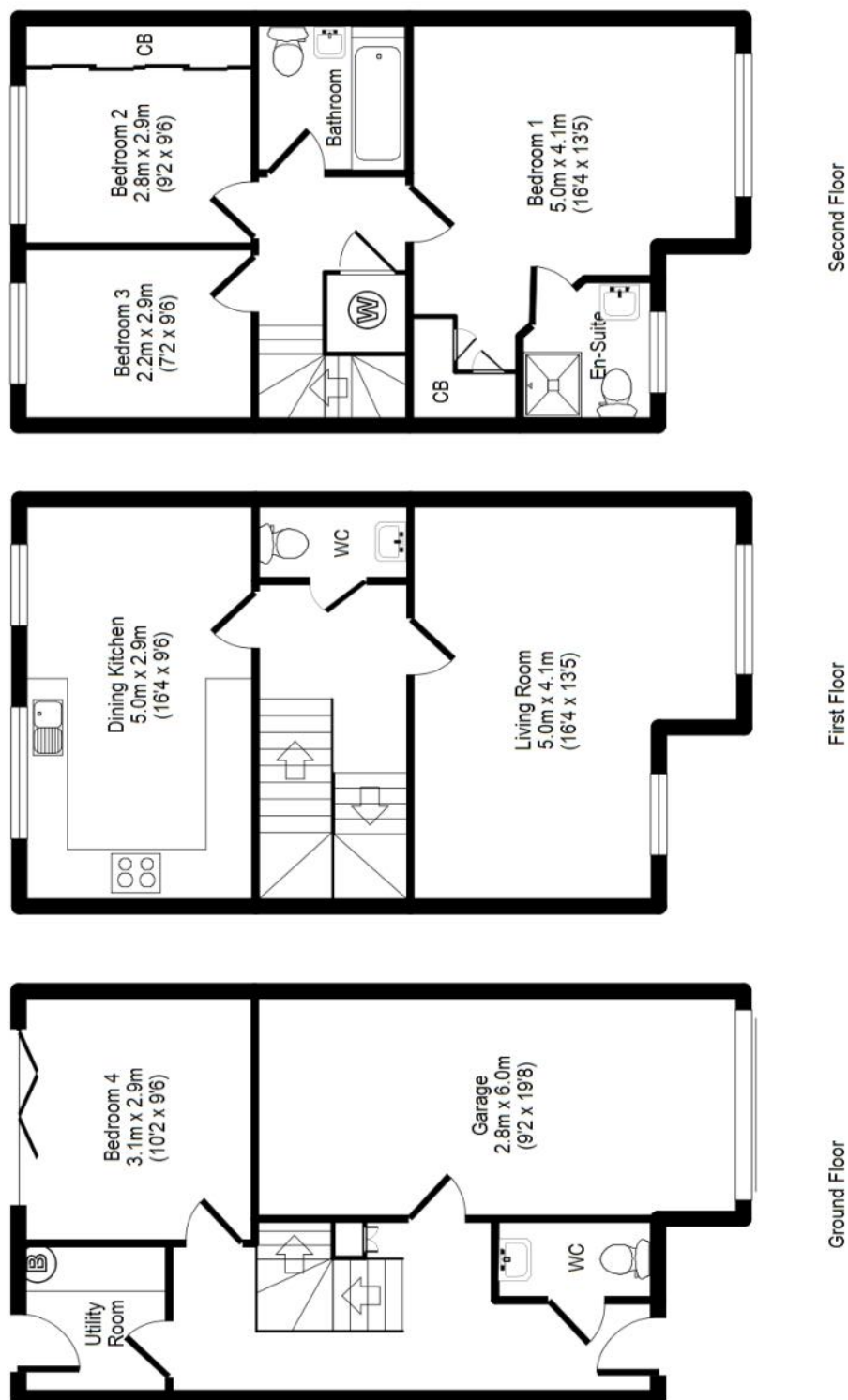
For sat nav users the postcode is: HD6 4FW

### **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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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 any contract or warranty.

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