

# MARSH & MARSH PROPERTIES

37 Beck Road, Copley, Halifax, HX6 2FG

£385,000



**\*\*AN EXECUTIVE FIVE BEDROOM FAMILY HOME WITH FAULTLESS SPACE BOTH INTERNALLY AND EXTERNALLY\*\*** This modern detached family residence is situated in between Copley and Sowerby Bridge on a relatively new development with fantastic amenities nearby to include highly regarded schools and a railway station that is within walking distance. The layout of the property along with the stylish kitchen and modern bathrooms make this a property not to be missed and therefore an internal inspection comes highly recommended. In brief the ground floor presents an entrance hall, cloakroom, lounge and a second reception room whilst the spacious open plan kitchen/dining room is excellent for entertaining. The property boasts five double bedrooms giving room for all the family, the house bathroom and three of the bedrooms are located on the first floor where the master bedroom has an En-suite shower room. To the second floor are two further double bedrooms that share a shower room that is positioned between them. Externally the family theme is continued with a safe and child friendly enclosed back garden which is spacious and overlooks the River Calder and beautiful woodland to provide a picturesque outlook.

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## ENTRANCE HALL

The property is entered through a tasteful composite double glazed door. This spacious and impressive entrance hall really does set a precedent for the entire house. An open staircase leads to the first floor accommodation. The area offers practical laminate flooring mains spoke alarm and under stair storage.

## LIVING ROOM 3.9 x 4.1m (12'9 x 13'5)



This well presented living area with tasteful modern decor boasts laminate flooring, radiator and UPVC window.

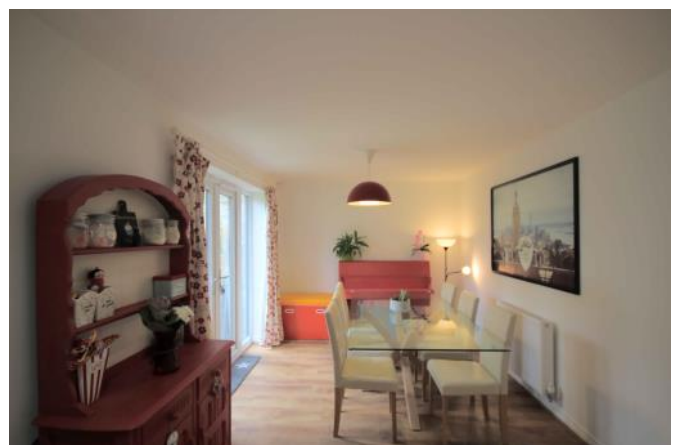
## DINING KITCHEN 7.8 x 3.1m (25'7 x 10'2) including the dining room



Being open plan with the dining room this modern space is the hub of the home that is perfect for entertaining, whether that be children's parties or for large family get togethers as the UPVC French doors open out and lead you to the fantastic rear garden. This tasteful and modern kitchen offers a wide range of wall and base units with an integrated dishwasher, washer/dryer, fridge and freezer. A double electric oven, induction hob and stainless steel cooker hood along with a one and a half bowl sink with chrome mixer tap, complete the well-equipped kitchen. Under unit lighting and ceiling spots further compliment the area. Radiator, laminate flooring and a UPVC window.



## DINING ROOM





Flowing from the kitchen this area has laminate flooring, radiator and UPVC French doors which conveniently lead onto the back garden.

**SECOND RECEPTION ROOM 1.9 x 2.7m (6'2 x 8'10)**



A useful room which can be used for a multitude of purposes. Radiator and a UPVC window.

**CLOAKROOM**

A convenient downstairs cloakroom comprising of a modern low flush toilet and pedestal sink. The room is completed with splash back tiling, radiator and an extractor fan.

**LANDING**

Stairs from the Hall lead to the second floor. Airing cupboard, mains smoke alarm and a UPVC window.

**BEDROOM ONE 2.9 x 5.2m (9'6 x 17'0)**



A large double room with a radiator and UPVC window.



**EN-SUITE BATHROOM**



Modern tiling to the walls complete this three piece suite which consists of a double glass shower cubicle, hand wash basin with a Chrome mixer tap and low flush toilet. Radiator, extractor fan and a UPVC window.

**BEDROOM FOUR 2.6 x 3.3m (8'6 x 10'9)**



A double room with a radiator and UPVC window.



**BEDROOM TWO 3.7 x 5.2m (12'3 x 17'2)**



**BEDROOM FIVE 2.6 x 3.6m (8'6 x 11'9)**



A further double room with radiator a UPVC window.

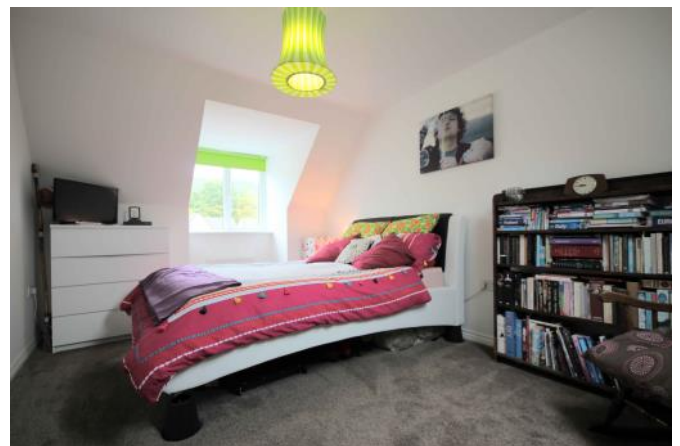
A sizeable double room with a radiator, a Keyline skylight window as well as a UPVC window. Loft access.

### **HOUSE BATHROOM**



Again, tasteful tiles to the walls compliment this modern white suite three piece suite comprising of a bath, floating sink with Chrome mixer tap and low flush toilet. Radiator, extractor fan, ceiling spotlights and UPVC window.

**BEDROOM THREE 3.0 x 5.2m (9'8 x 17'2)**



### **SECOND LANDING**

Stairs lead from first landing to this hallway which links the two double rooms and the shower room. Mains smoke alarm.



A Double room with a Keyline skylight and UPVC window.

### SHOWER ROOM



This modern shower room comprises of a shower cubical, floating hand wash basin and a low flush toilet. Partly tiled walls, extract fan, radiator and UPVC window.

### EXTERNALLY

To the front of the property is a small lawned garden which is bordered by wrought iron fencing. A driveway to the side of the house provides space for two cars and leads to the garage.



The rear garden is totally enclosed offering a child friendly area which boasts a picturesque outlook across the river and into the woodland hillside. This landscaped outside space offers patio and

lawned areas with a garden shed, tap, electric sockets and light. An outside awning is perfect for sunny days and family barbeques.

**GARAGE 5.25 x 2.65m (17'3 x 8'8)**

A detached garage with power and light, overhead storage and an up and over garage door.

Please note; There is an estate charge with RMG (residential management group) of £130\* per annum to cover the following – CONTRACT MAINTENANCE gardening and sweeping. INSURANCE public liability insurance. GENERAL minor repairs & contingency, electric repairs, light bulbs. RESERVES reserve fund. ADMINISTRATIVE management fees, audit & accountancy costs, sundries.

\*This amount may be subject to change\*

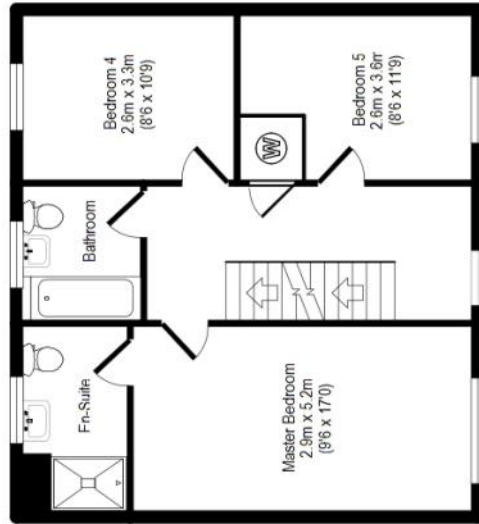
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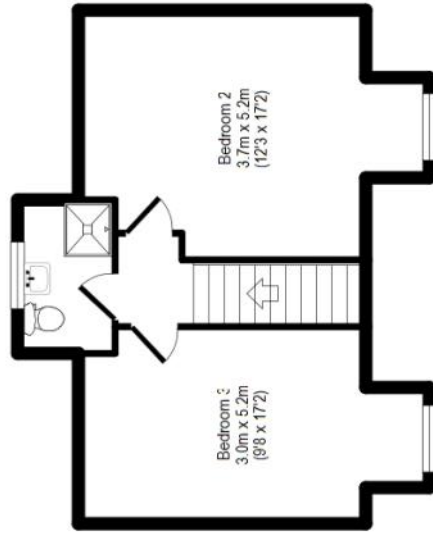
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Ground Floor



First Floor



Second Floor

144 sq. m / 1553 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances  
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