

MARSH & MARSH PROPERTIES

Hill Corner, Jowler, Bank House Lane, Halifax, HX2 6TB

£625,000



It is rare that a property such as this comes available on the open market. This four (double) bed roomed, detached, property is situated on a sizable plot of land with surrounding gardens and ample parking. The house portrays plenty of character as you approach, set in a distinctive location in the valleys and fields of Calderdale on the border of Halifax. Benefitting from a peaceful and picturesque location, anyone looking for something special will find this property of particular interest. An ideal family home owing to its multiple lawned gardens, surrounded by flower beds and stone walls and benefiting from the stunning backdrop beyond. This property also benefits from ample parking for 8+ cars with its flagged driveway to the side of the property and large parking forecourt, to the lower tier of the house, that has a large double garage to one corner. The parking area is an ideal space to park a campervan or even for someone to run a business.

Internally this property will not fail to impress. Presented in immaculate condition throughout in a well-presented décor and benefiting from some original period features that create its unique charm. The rooms, throughout this property, are large and ideal for any growing family or professional wanting a premier property. With its large and modern dining kitchen, large family dining room, generous living room (benefitting from an open fireplace), large sun room with feature roof that makes the most of the far reaching views, four double bedrooms (one with en-suite), house bathroom, utility room, WC and excellent storage cellar that is ideal for use as a wine cellar or for wood storage. With its multitude of rooms and premier finish throughout, this property is certainly one that requires a viewing.

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The property benefits from its unique rural location whilst still remaining well connected, being just a short 8-minute drive from Halifax town centre. Halifax itself provides excellent shops and services including access to its well-connected train station that also benefits from access to the Grand Central train service. The property remains close to good local primary and secondary schools, both within a short commute. Halifax also provides easy access to the M62 motorway providing quick routes to the major cities of Bradford, Leeds and Manchester.

Owing to the number of unique features on offer with this premier property, its charming far-reaching views, premium finish and sought-after residential location, an early appointment to view is essential in order to fully appreciate everything on offer.

From the front of the property a wood effect uPVC double glazed door opens into the

PORCH

The porch creates an ideal barrier from the external aspect to the internal. With a tiled floor, twin dual aspect uPVC double glazed windows and central light fitting.

From the porch a period solid wooden farmhouse style door opens into the

DINING KITCHEN



A perfect first impression upon walking into this property; the dining kitchen is immaculately presented with a modern feel. Any culinary enthusiast will certainly feel at home in this kitchen. This large and spacious room offers a

cosy feeling with its complementing colours and well-lit design owing to the dual central light fittings, dual wall light fittings and uPVC double glazed window to the side elevation. The kitchen features a solid granite work surface to three walls, that extends into the middle of the room, to create a central island and breakfast bar. There is ample storage space with both over and under counter cupboards and drawers in addition to the glass display cabinet to one corner. With a large high quality Rangemaster stove and hob unit, overhead large stainless steel extractor hood, double radiator, slate tile flooring, fitted dishwasher, inset porcelain sink, stainless steel taps and an integrated fridge.



From the dining kitchen a short hallway leads directly into the

DINING ROOM



From the dining room a wooden door opens into the

LIVING ROOM



The dining room benefits from a neutral, bright and modern colour scheme whilst retaining period features such as the wooden flooring and stone fireplace (with wooden mantelpiece) that creates a fantastic central feature. The room offers more than ample space for a large family dining table along with additional furniture. With a uPVC double glazed window to the side elevation, gas fireplace, double radiator, wall mounted light fittings and picture rail.

The ideal family room, this large and open living room offers a fantastic view, overlooking the gardens to the side of the property and to the valleys and fields beyond, from its large uPVC double glazed sliding doors. The open fireplace creates a fantastic feature for the whole room with its stone hearth and high quality feature French marble mantelpiece and surround. The room has more than ample space for a three piece suite along with additional furniture. With a carpeted floor, cornice to ceiling, double radiator,

wall mounted light fittings and television access point.



From the rear of the kitchen a wooden door opens into the

SUN ROOM



Benefitting from the best views of the property, the sun room runs the length of the property to one side and, owing to the large number of uPVC double glazed windows, offers panoramic views to all sides. The sun room's solid construction means that it can be used all year round and also benefits from a feature lantern window with further windows creating a light and bright

atmosphere. With a uPVC double glazed door to the front elevation, uPVC double glazed French doors to the side elevation, three central light fittings, double radiator and solid stone tiled floor.



From the kitchen a wooden door opens into the

UTILITY ROOM

An excellent addition to the property, the utility room provides ample work space hidden away. With a slate tiled floor, laminated work surfaces to one wall, space for a large freezer unit, storage cupboards (also housing the boiler), uPVC double glazed window to the rear elevation, plumbing for a washing machine, space

for a dryer, double radiator, stainless steel sink, stainless steel taps and a central light fitting.



From the utility room a wooden door opens into the

CLOAKROOM

Providing an ideal storage space for coats and shoes, the cloakroom has numerous wall mounted coat hooks, single radiator, uPVC double glazed window to the side elevation, slate tiled floor and central light fitting.

From the cloakroom a wooden door opens into the

WC

Providing facilities for the ground floor, the WC has a close coupled toilet, corner washbasin, stone tiled floor, central light fitting, extractor fan and single radiator.

From the rear corner of the dining room a wooden door opens onto carpeted stairs (with its own uPVC double glazed window to the rear elevation) that lead up to the

LANDING

With a carpeted floor, central light fitting, single radiator and two wall mounted light fittings.

From the landing a wood panel door opens into

BEDROOM 1

This large and well-presented master bedroom offers more than ample space for a double bed along with additional bedroom furniture. A cast

iron fireplace, with tiled surround and mantelpiece, creates an ideal central feature for the whole room. Its dual uPVC double glazed windows, to the side elevation, make the most of the fantastic far-reaching views. With a double radiator, carpeted floors and central light fitting.





Another large, open and spacious bedroom offering more than ample space for a double bed along with additional furniture. The bedroom again benefits from a cast iron fireplace. There is also additional storage space provided by the inset cupboard over the bulkhead and overhead storage space. With a carpeted floor, uPVC double glazed window to the side elevation, double radiator and central light fitting.

To the rear of the bedroom a wooden door opens into its

EN-SUITE



A modern and well styled en-suite that makes excellent use of the space on offer. With a vanity inset washbasin, traditional Victorian style toilet, frosted uPVC double glazed window to the side elevation, alcove inset shower cubicle, stainless steel towel radiator, splashback tiling, wooden flooring and omni-directional ceiling spotlights.

From the hallway wooden doors open into

BEDROOM 2



BEDROOM 3



This double bedroom benefits from a traditional beamed ceiling giving an authentic feel to the room and a cosy appearance. With a double radiator, uPVC double glazed window to the rear



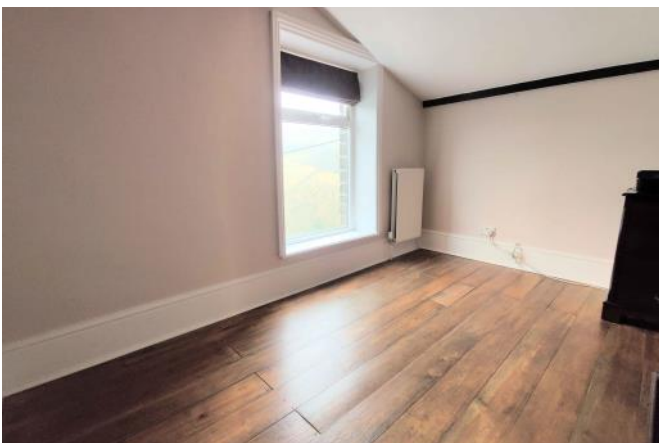
Again, another double bedroom but would be ideal for a work from home office space, guest room or child's bedroom. With a wooden floor, beamed ceiling, central light fitting, uPVC double glazed window to the front elevation, central light fitting, double radiator and television access point.

BATHROOM



elevation, wall mounted light fittings and a wooden floor.

BEDROOM 4



This gorgeously presented house bathroom is the ideal place to relax and unwind. Its period free standing Victorian-style bowl bath is a real feature of the whole room. With a corner shower cubicle, pedestal wash basin, low flush toilet, frosted uPVC double glazed window to the side elevation, stainless steel towel radiator, splashback tiling, wooden floor and well illuminated via wall mounted light fittings.



From the kitchen hallway a wooden door opens onto stone stairs that lead down to the

CELLAR

An excellent storage cellar, ideal for a wine cellar or for use as a wood store. The room features a large stone workbench to one side. With a stone floor, coal storage, three central light fittings and

stone alcoves.

GARDENS



The well-tended, landscaped surrounding gardens are the ideal addition to the property, allowing you to sit out, relax and enjoy the fantastic far-reaching views. To the side of the property, bordering the front pathway and front door, is a fully enclosed lawned garden with flower bed border and stone wall running all the way around. This quiet and peaceful garden is the ideal first impression to the property and greatly enhances the property's kerb appeal.

To the front elevation is another raised lawn that

again offers an ideal frontage to the property and has a welcoming presentation. The lawn features a flower bed border.



Over the top of the garage is a large patio seating area that borders the numerous flower beds.



To the side of the property is the main garden, a multi-tiered lawned garden with lawns, bordering flower beds, trees and shrubs, which provides the ideal garden for the property; an ideal place for children and pets to play. The main garden benefits from the stunning views beyond and therefore creates the perfect place to sit outside and relax.



driveway to the front of the property.



Below the main residence is the parking forecourt that features parking space for 8+ cars, with an additional two covered parking spaces provided by the double garage.



PARKING & GARAGE

The property features an abundance of parking with one parking space provided by the flagged

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 property benefits from a fitted CCTV system.

TO VIEW

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

DIRECTIONS

From Halifax head towards Mount Tabor on Moor End Road for 1.4 miles and then continue as the road turns into Mount Tabor Road for a further 0.6 miles. Then turn onto Wainstalls Lane for 0.4 miles and then left on to Bank House Lane for 0.2 miles. The property will be located on your left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

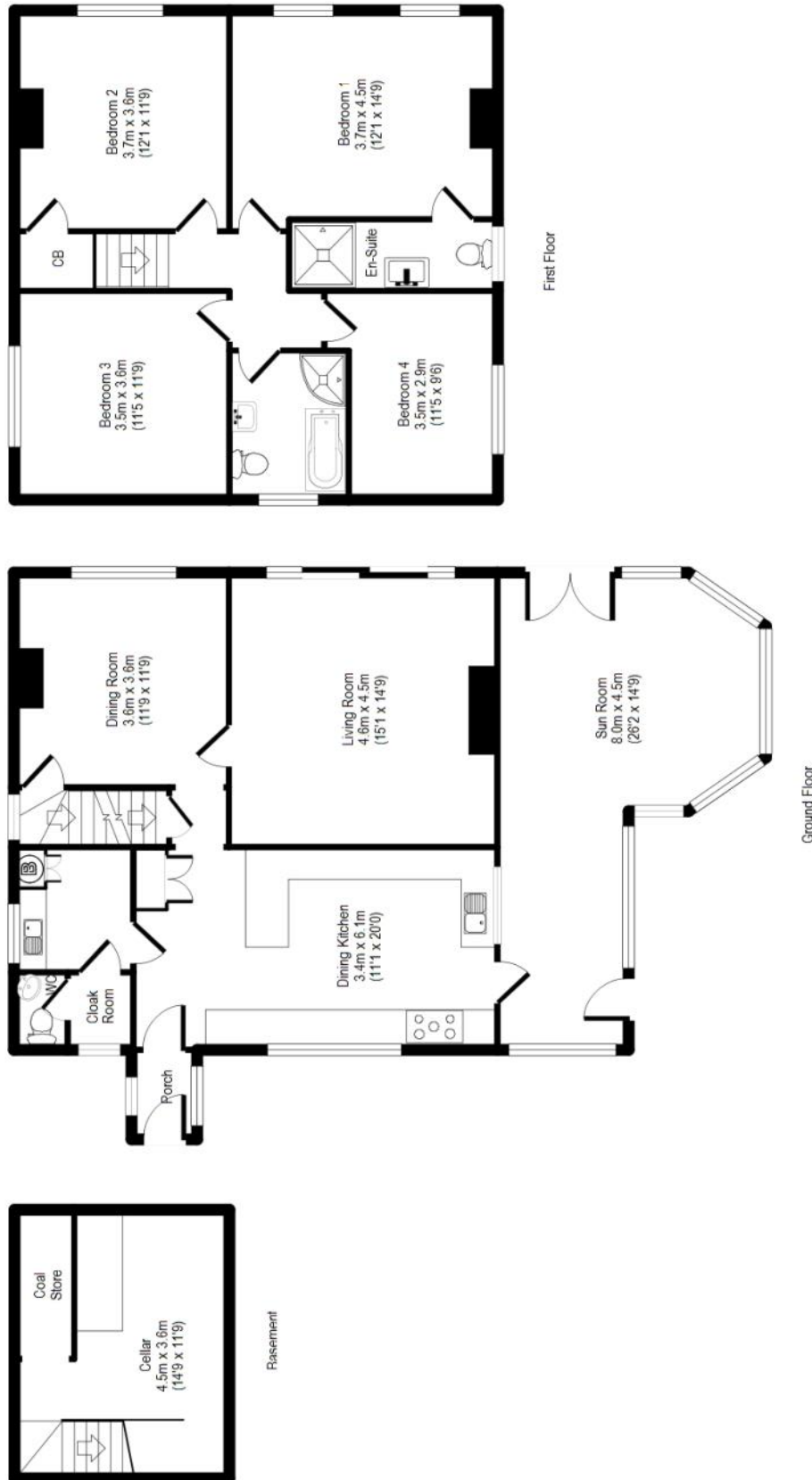
For sat nav users the postcode is: HX2 6TB

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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APPROX GROSS INTERNAL FLOOR AREA: 175 sq. m / 1879 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. 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 of any contract or warranty.

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