

MARSH & MARSH PROPERTIES

47 Law Lane, Southowram, HX3 9UG

£375,000



If you are looking for something special and unique with period features, then this will be of interest. The property also has the added advantage of NO CHAIN. This four bedroomed, link-detached, property is situated in one of the best vantage points of Southowram, affording picturesque and far reaching views across the Calder Valley that makes this something special. Upon arrival you can't fail to notice the fantastic outlook that gives this property its unique charm. The house features Virginia Creeper to the front elevation, promoting a cottage style feel.

The property features a generous courtyard, to the front elevation, with parking for 4+ cars, with a gated front and surrounded by traditional Yorkshire dry stone wall. To the rear of the house is a large, open and long driveway with ample turning space and features a generous garage to the rear (benefitting from an automatic door). The rear approach offers parking for 6+ cars should the need arise.

Internally you will be greeted with a property that offers no shortage of charming features throughout. From its period beamed ceilings, feature fireplaces, stunning views, generous room sizes and fantastic potential, this really is an ideal family home or the perfect purchase for a professional couple. With a large and open living room, adjoining conservatory (ideal for renovation into extension), generous dining room, spacious kitchen, ground floor bathroom, utility room, front and rear porches (the front being ideal for use as a wine cellar), open landing area, four bedrooms (an impressive large master bedrooms, two with ample space for double beds and the fourth as an ideal guest room/office) and master bathroom. Just step inside and you certainly will be impressed.

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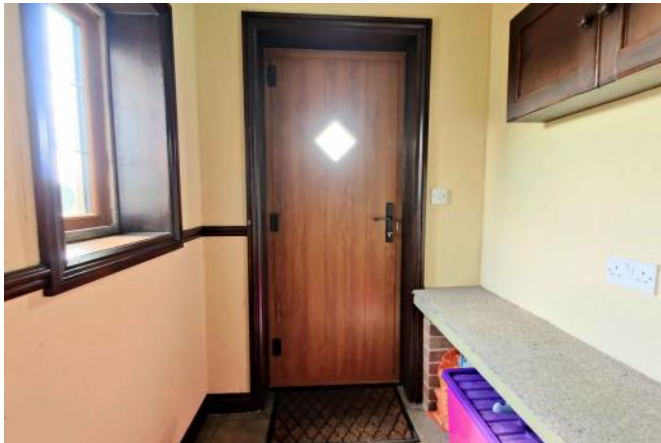
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The property is within a short 5 minute drive of Halifax and Brighouse town centres, providing access to shops and services. Both towns also provide access to well-connected train stations with regular rail services to all surrounding major hubs and access to the Grand Central train service. The property is also just 12 minutes from the M62 motorway providing quick links to the major cities of Leeds, Bradford and Manchester. The property is within walking distance of good primary schools and within a short drive of the outstanding secondary schools.

Owing to the whole host of benefits on offer with this property, its period features, spacious rooms, outstanding views, all with the added bonus of NO CHAIN, an early appointment to view is essential in order to fully appreciate all on offer.

From the rear driveway a high quality double glazed composite door opens into the

PORCH



A welcome and bright reception to the property that creates a barrier from the external aspect to the internal. The porch provides ample storage space, to one side, for shoes with a stone shelf and alcove. With a tiled floor, uPVC double glazed window to the side elevation and central light fitting.

From the porch a solid wooden door opens into the

KITCHEN

A charming and traditional styled kitchen, presented with a large amount of space and benefitting from original beamed style ceiling adding an element of charm. The kitchen features

a fantastic view of the valley beyond via its uPVC double glazed window that also bathes the room in natural light. There is plenty of work space owing to the "U" shaped laminated work surfaces, all with over and under counter cupboards and drawers. With an integrated gas hob, integrated cooker, extractor hood, double radiator, splashback tiling, tiled floor, ceiling inset spotlights, fitted dishwasher, fitted fridge/freezer and a 1 ½ sink with a mixer tap. The large size of the kitchen presents great potential should any purchaser wish to convert into a breakfast kitchen or remodelled for a central island.



From the kitchen a glass panelled wooden door opens into the

DINING ROOM



A large, impressive, warm and welcoming dining room that benefits from a dual aspect nature with uPVC double glazed windows, to the front and rear elevations, that bathe the whole room in natural light. A gas fire on a stone hearth and with stone mantelpiece creates a charming central feature for the whole room. There is ample space for a large family dining table that makes this the ideal room for entertaining or family meals. With a feature beamed ceiling, under stairs storage cupboards, wooden flooring, dado rail, wall mounted light fittings, central light fitting and two single radiators.

From the dining room a wooden door opens into the

LIVING ROOM



This large and impressive living room is an ideal family communal area offering ample space throughout and benefitting from a beautiful beamed ceiling. The room is well illuminated via natural light owing to the large uPVC double glazed window to the front elevation and the dual glass panel doors into the conservatory, in addition to the numerous wall mounted light fittings. The main feature of the room is the beautifully presented large stone chimney breast, featuring a large wood burning stove on a stone hearth and with wooden mantel piece. With a

wooden floor, dado rail, two double radiators and a television access point.



From the rear of the living room a set of wooden glass panel doors open into the

CONSERVATORY

Benefitting from the ideal vantage point to make the most of the absolutely stunning views to the rear elevation creating the ideal space to sit out and relax. The conservatory does require some renovation or is the ideal place to create an orangery for a more substantial and all season space whilst still making the most of the views. With a tiled floor, single radiator and a set of wooden doors opening to the rear elevation.

From the kitchen a wooden door opens into the

HALLWAY

With a tiled floor, single radiator, substantial display picture rail, dado rail and central light fitting.

From the hallway wooden doors open into the

UTILITY ROOM



A highly useful addition to the property providing

ample storage space and plumbing for a washing machine and dryer. The utility room also houses the 2 year old ATAG boiler. With a frosted uPVC double glazed window to the side elevation, tiled floor and central light fitting.

BATHROOM



A highly useful ground floor bathroom, providing additional facilities for the house. With a panel bath, pedestal washbasin, double radiator, low flush toilet, tiled floor, tiled splash backs, central light fitting and extractor fan.

2nd PORCH



A rather impressive porch, to the front elevation, that would make an ideal main entrance. The porch is a large area and is currently used as an ideal wine storage area. The porch features a beamed peaked roof with central light fitting that, with the traditional peaked style solid wooden door, creates a fantastic first impression into the property. With a tiled floor and uPVC double glazed window to the side elevation.

From the dining room a series of carpeted stairs lead up to the

LANDING



With a carpeted floor, twin loft access hatch, dado rail, twin central light fittings, beamed ceiling and single radiator.

From the landing wooden doors open into

MASTER BEDROOM



A room truly fitting of the name “master” bedroom. Its large and impressive size, feature high ceilings with original beams make this impressive bedroom one of the best rooms of the house. The bedroom offers more than ample space for a king sized bed along with plenty of additional bedroom furniture. Its dual aspect nature, with uPVC double glazed windows to the

front and rear elevations, not only bathe the whole room in natural light but also provide an ideal vantage point to admire the views to the rear elevation; ideal to wake up to. With solid wooden floor, feature tiled fireplace (with wooden mantelpiece), beam mounted spotlights, dado rail, two single radiators and a wall mounted TV bracket.



BEDROOM 2



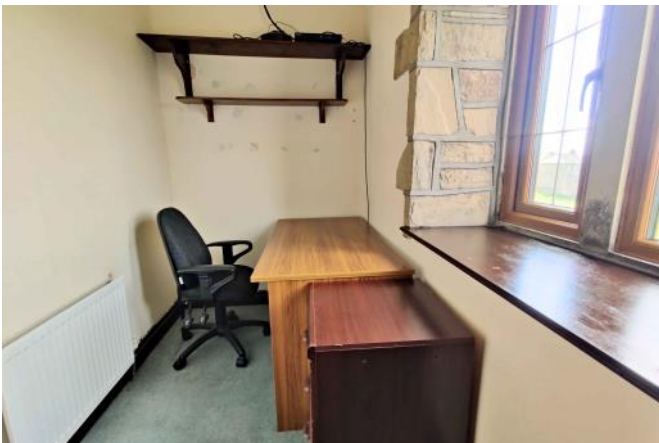
A generous second bedroom offering ample space for a double bed along with additional bedroom furniture. A uPVC double glazed window provides access to the beautiful views to the rear elevation. With a carpeted floor, dado rail, beamed ceiling, central light fitting and single radiator.

BEDROOM 3



This is another generous room offering ample space for a double bed along with additional bedroom furniture. With a uPVC double glazed window to the front elevation, central light fitting, ceiling inset spotlights (over a dressing table area), carpeted floor, dado rail and single radiator.

OFFICE / BEDROOM 4



Currently used as the ideal office space; perfect for anyone working from home. With a carpeted floor, single radiator, central light fitting, uPVC double glazed window to the front elevation and houses the CCTV control system.

MASTER BATHROOM



A rather impressive and spacious master bathroom. This well illuminated space features ceiling inset spotlights and a large uPVC double glazed window, to the rear elevation, providing views over the valley beyond. This large room features a five piece suite including a corner panel water jet bath, corner shower cubicle, low flush toilet, pedestal washbasin and bidet. With a carpeted floor, tiled splashbacks, single radiator and beamed ceiling.

GROUND & PARKING

To the front of the property there is a large tarmac forecourt that offers ample parking with easy

access to the roadside. The courtyard is an ideal space for potted plants and features a stone wall.



To the rear of the property is a large, wide and long driveway that runs the length of the property and beyond, offering parking for 6+ cars. The driveway, being to the rear elevation, provides an ideal space to sit out and relax whilst admiring the views. To the edge of the property, to the side of the conservatory, there is a walled patio seating area. To the side of the building there is a small enclosed lawned area that creates a charming first impression upon driving down the driveway.



To the rear of the driveway is a large single garage, accessed via an electric front door, which is dry and fully alarmed for security; ideal for overnight storage or for use as a workshop.

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 house has an ATAG boiler (2 years old) with 8 years warranty remaining and also features fully automated outside lighting and CCTV system.

TO VIEW

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

DIRECTIONS

From Southowram village at the head of Cain Lane by the Pack Horse public house, travel on Law Lane, passing the Village Fisheries on your left hand side and Southowram Pharmacy on your right, keep straight for 0.5 miles. Shortly after Ingfield Farm Shop the property will be located on a bend on your right hand side and will be identified by the Marsh & Marsh Properties "For Sale" sign on your right hand side.

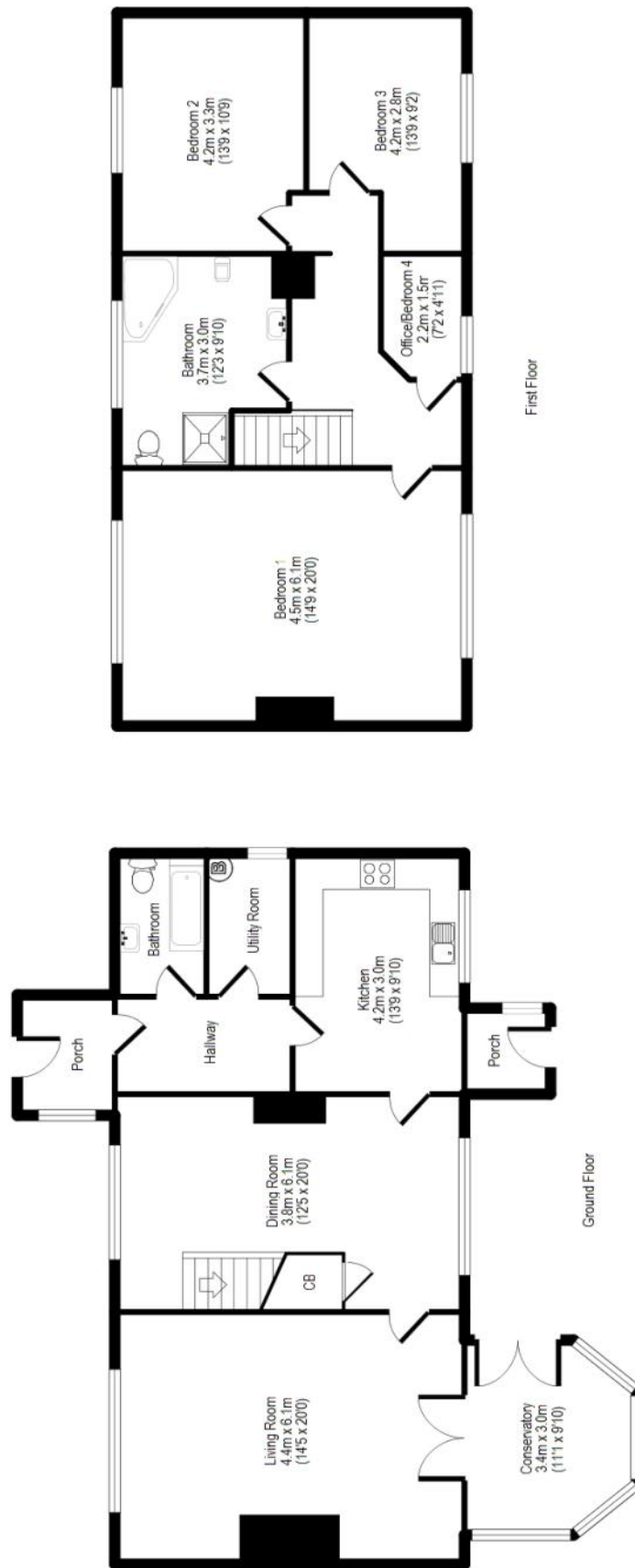
For sat nav users the postcode is: HX3 9UG

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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