

# MARSH & MARSH PROPERTIES

63 Hough, Northowram, HX3 7BU

£230,000



Positioned in a highly sought after location on the Hough in Northowram village is this beautifully presented, three bedroomed, terraced property. Benefitting from far reaching views across the valley to the front elevation and a quiet setting, this property is ideal for a growing family or professional couple. The house features private driveway parking to the front elevation and a secure single garage in a separate location from the property. To the front is a raised decked terrace, taking advantage of the views to the front and to the rear is a raised patio garden with a large garden hut to the rear.

The property is presented in good condition throughout, therefore, presenting a potential purchaser with the opportunity to move in with little to no work required. Benefitting from a modern and stylish décor in addition to the large windows throughout. With a generous living room, open plan dining kitchen, conservatory overlooking the rear garden, three bedrooms (two with ample space for a double bed), house bathroom and boarded loft storage space.

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Its convenient location provides easy access to Bradford Road with routes to Northowram village, Stump Cross and Halifax. The property is also within a short distance of outstanding primary and good secondary schools. The M62 is a short 15 minute drive away providing quick transport connections to the major cities of Leeds, Bradford and Manchester. Halifax train station offers fantastic train services to the local area, including access to the Grand Central train service.

Owing to the whole host of features on offer with this charming home an internal inspection is essential in order to fully appreciate everything this house has on offer.

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

### HALLWAY

A charming reception to the property with a single radiator, wooden floor and central light fitting.

From the hallway a wooden door opens into the

### LIVING ROOM



A stylish and beautifully presented living room

that is bathed in natural light owing to the large uPVC double glazed window to the front elevation that also makes the most of the views. A gas fireplace, on a marble hearth and with a wooden mantelpiece, creates a charming central feature for the whole room. With a central light fitting, wooden floor, single radiator and television access point.



From the living room an opening leads into the

### DINING KITCHEN



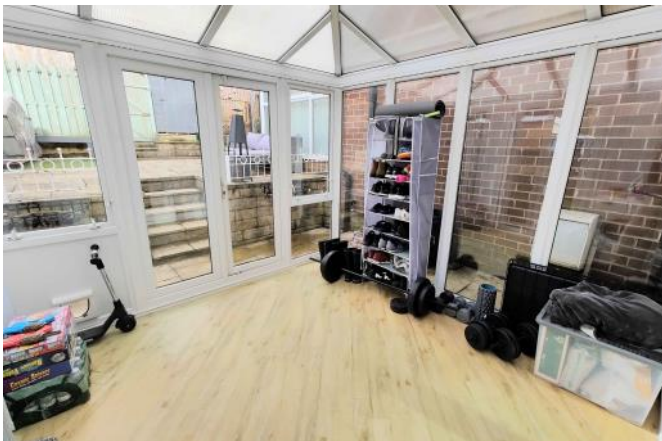
An open plan and modern dining kitchen that is presented in a warm and modern décor and is well illuminated from the ceiling inset spotlights and receives ample natural light via the numerous

uPVC double glazed windows to the front elevation. To one side of the room there is more than ample space for a family dining table. To the other side laminated work surfaces in a "U" shape offer ample work space, all with over and under counter cupboards and drawers. With an integrated hob, extractor hood, integrated oven, plumbing for a washing machine, splashback tiling, wooden flooring, space for a fridge/freezer and with a porcelain sink with stainless steel mixer tap.



From the rear of the dining kitchen a uPVC double glazed door opens into the

### CONSERVATORY



An ideal space to sit out and relax and in a prime

location to make the most of the rear garden. Benefitting from a uPVC construction, all with double glazing and featuring French doors opening into the rear garden. With a wood laminate floor and with omni-directional ceiling spotlights.



From the hallway carpeted stairs lead up to the

### LANDING

With a fitted cupboard over the bulk head, carpeted floors, central light fitting and loft access hatch.

From the landing wooden doors open into

### BEDROOM 1



A generous master bedroom offering more than ample space for a double bed along with additional bedroom furniture. This room benefits from a large uPVC double glazed window that not only provides ample natural light but also provides access to the fantastic valley views. With a carpeted floor, central light fitting and single radiator.

## BEDROOM 2



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

## BEDROOM 3



An ideal third bedroom, perfect for a work from home office, child's bedroom or guest room. With a large uPVC double glazed window to the front elevation, carpeted floor, central light fitting and single radiator.

## BATHROOM



A well-presented and thought out house bathroom that makes excellent use of the space on offer. With its curved panel bath, over bath shower, glass splash guard, pedestal washbasin, close coupled toilet, large uPVC double glazed window to the rear elevation, stainless steel towel radiator, splashback tiling, vinyl floor and a central light fitting.

## GARDENS



To the front of the property is a raised decked area that creates a charming terrace, offering an ideal seating area. Perfect for sitting out and making the most of the views to the front elevation.



To the rear of the property is a multi-tier patio garden with a corner of artificial lawn to the rear. The garden makes the ideal space to sit out and relax, entertain or to have a barbeque. To the rear corner there is a large storage hut. The garden features gated access to the garages to the side of the terrace.

### **PARKING**



To the front of the property is driveway parking

for a car. An additional parking space is provided by a single garage located at the end of the terrace down a private access road.



### **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.

### **DIRECTIONS**

From Northowram village centre head towards Stump Cross on Lydgate for 0.1 miles and then continue onto Town Gate for a further 0.2 miles. The road will turn into the Hough and continue for a final 0.3 miles. The property will be located on your right hand side and can be identified by the Marsh and Marsh Properties "For Sale" sign at the front.

For sat nav users the postcode is: HX3 7BU

### **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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Ground Floor

First Floor

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