

# MARSH & MARSH PROPERTIES

30 Victoria Drive, Northowram, HX3 7HX

£279,950



Nestled away on a quiet cul-de-sac, in the highly sought after village of Northowram, in a peaceful and charming residential location, is this three bedroomed, semi-detached, property. An ideal family home or property for a professional couple; this home is offered with the added advantage of NO CHAIN. The house features a south-west facing rear garden, offering an ideal place to sit out and relax in the sun in a private space. There is ample private parking, with a brick paved driveway offering space for 3+ cars and an additional secure parking space provided by the single garage to the rear of the drive. A front, low-maintenance, brick-paved garden with border wall creates a charming frontage to the property.

Just step inside and you will immediately see the fantastic potential on offer with this house. The neutral colour scheme creates a blank canvas for the new owners to put their own stamp on the property. A light and bright space that is situated over three floors. With its light and bright living room, open plan dining room, well laid out kitchen, four bedrooms (over two floors and three with fitted wardrobes and space for a double bed) and a well-presented house bathroom. If you are looking for that special something that you can turn into your own special place, this will be the house for you.

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

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Its well-connected position is within easy walking distance of Northowram village and all its amenities and is just a short drive from Halifax town centre. The M62 is only a 15 minute drive providing quick access to the major cities of Leeds, Bradford and Manchester. Halifax train station also provides excellent local rail connections in addition to the Grand Central train service. The property is also within a short commute of good primary and secondary schools.

Owing to the fantastic number of features on offer, including the south-west facing gardens, highly sought after location and fantastic potential on offer, all with the added benefit of NO CHAIN, an appointment to view is essential.

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

### HALLWAY

A welcoming reception hallway with a carpeted floor, double radiator and uPVC double glazed window to the front elevation.

From the hallway a wooden door opens into the

### DINING ROOM



A light, bright and open dining room that is bathed in natural light owing to the uPVC double glazed bay windows, to the front elevation, that bathe the whole room in natural light. A spacious and open dining room that would provide ample space for a large dining table along with additional furniture. With its carpeted floor, central light fitting and double radiator.

The living room has an open plan feeling owing to the central archway that leads directly into the

### LIVING ROOM



The spacious and open plan living room offers ample space for a three piece suite. The room features a wood burning stove, on a granite

hearth and with stone mantelpiece, creating a charming central point for the whole room. A rear uPVC double glazed door provides access to the rear garden which, when twinned with the uPVC double glazed bay windows, provides ample natural light. With a carpeted floor, dado rail, cornice to ceiling, central light fitting and double radiator.

From the living room, or hallway, a wooden door opens into the

### KITCHEN



A well laid out kitchen that makes excellent use of the space on offer to create a highly functional room due to the “U” shaped laminated work

surfaces. The kitchen features dual aspect uPVC double glazed windows to the rear and side elevations. With an integrated hob, integrated Bosch oven, plumbing for a washing machine, integrated Bosch fridge/freezer, ceiling inset spotlights, tiled splashbacks, vinyl floor and a porcelain 1 ½ sink with stainless steel mixer tap.

From the hallway a carpeted floor leads up to the

### LANDING

An “L” shaped landing area with a carpeted floor, two central light fittings and a single radiator.

From the landing a wooden door opens into

### BEDROOM 1



A spacious master double bedroom which benefits from charming rear views over the garden to the rear and the fields beyond. The room has a large set of bespoke fitted wardrobes offering a surprising amount of storage space. With a carpeted floor, uPVC double glazed window to the rear elevation, central light fitting and double radiator.

### BEDROOM 2

A large second bedroom that also offers space for

a double bed along with additional furniture. This room has a wall length set of bespoke fitted wardrobes offering additional storage space. With a carpeted floor, uPVC double glazed window to the front elevation, central light fitting and double radiator.



### BEDROOM 3



An ideal room for a child's bedroom or work from home office space. With a carpeted floor, bulk head wardrobe, uPVC double glazed window to the front elevation, central light fitting and double radiator.

### BATHROOM



A well-presented, generous sized, house

bathroom that makes excellent use of the space on offer to create a highly functional room. With a panel bath, electric over bath shower, glass splash guard, pedestal washbasin, close coupled toilet, tiled splashbacks, vinyl floor, ceiling inset spotlights, cupboard storage space, frosted uPVC double glazed window to the rear elevation and a double radiator.

From the landing a wooden door leads to carpeted stairs for access to

### BEDROOM 4/OFFICE



A fantastic addition to the property offering a spacious fourth bedroom in the roof space offering space for a double bed. An ideal bedroom for any teenager or as a guest room offering additional privacy. With a carpeted floor, three Velux windows, eaves storage cupboard, omni-directional ceiling spotlights, television point, telephone point and double radiator.

### GARDENS

To the front of the property is a low-maintenance, brick-paved garden, with front garden wall.

To the rear of the property is a well presented south-west facing garden offering the ideal place

to sit out and relax. From the edge of the property is a flagged patio garden creating an ideal place for patio furniture or a barbeque. From the edge of the patio is a lawned area with flowerbed border.



### **PARKING**

To the side of the property is a brick paved driveway offering parking for 3+ cars.

To the rear of the drive is a single garage offering additional private parking or, alternatively, further storage.

### **GENERAL**

The property has the benefit of all mains services,

gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

Luxury carpets have been fitted throughout.



### **TO VIEW**

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

### **LOCATION**

What3words Location: [///owls.tigers.basket](https://www.what3words.com/owls.tigers.basket)

Google Plus Code: P5RF+CWM Halifax

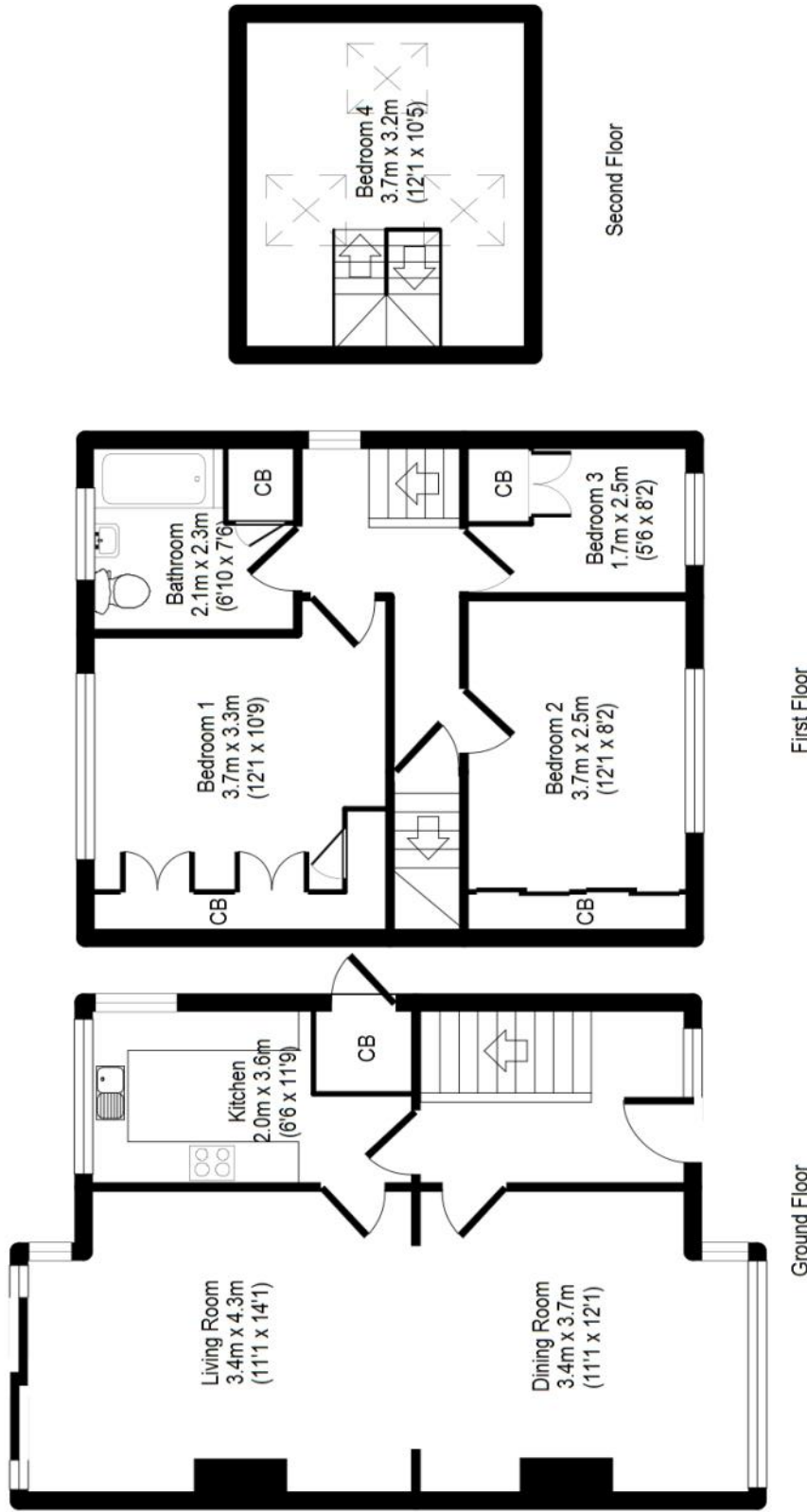
For sat nav users the postcode is: HX3 7HX

### **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.

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