

MARSH & MARSH PROPERTIES

31 Green Lane, Sowood, Halifax, HX4 9JL

£450,000



Situated on a lofty vantage point is this charming and well-presented four bedroomed detached family property. The house features a fantastic position to provide charming views across the valley that will impress and delight offering the ideal outlook, all in a highly sought after Sowood village location. The property is well positioned in a well-connected location and offers a large amount of private parking with driveway parking for 4+ cars with an additional secure parking space provided by the integral 1 ½ garage. The gardens to the side of the property offer the ideal place for children to play or to sit out and relax in a secure and private setting.

Internally the property has been well maintained and offers a warm and welcoming feeling from the moment you step inside. If you are looking for that “special something” then this will certainly be the property for you. With its open entrance hallway, spacious living room, separate cosy sitting room, dedicated office space, well-appointed kitchen, ground floor WC, open landing, four good sized bedrooms (three with ample space for a double bed and all with fitted wardrobes), large house bathroom and boarded loft storage space, the house certainly has plenty to offer for everyone.

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The property features a charming valley location but still remains well connected, being easily accessed via the M62 motorway; junction 23 is just a mile away and junction 24 is just 3 miles away. The property is also less than ten minutes drive to Elland, ten minutes to Huddersfield and fifteen minutes to Halifax . The house is also on a bus route to these towns. The house is close to good local schools, just a short drive away, and has access into the Stainland village. If you are looking for a peaceful location, whilst remaining well connected, then this property will meet your needs.

Owing to the numerous fantastic features on offer with this truly special family home an internal inspection is essential.

From the front of the property a wood effect composite door opens into the

HALLWAY

A warm and welcoming reception into the property, a porch way creates a barrier from the external aspect to the internal, accessed via a glass panel wooden door. With an under stairs storage cupboard, carpeted floor, cornice to ceiling and double radiator.

From the hallway wooden doors open into the

LIVING ROOM



This large and open living room benefits from a dual aspect with three uPVC double glazed windows to two aspects, all offering a fantastic viewpoint overlooking the valley beyond over fields and trees. The living room has ample space for a three piece suite along with additional furniture, in addition to a large family dining table to one end. A central gas fire creates a charming

feature, with its granite hearth and mantelpiece that features inset lighting, to create a real focal point for the room. With a carpeted floor, two central light fittings, wall lights, a double radiator, cornice to ceiling and television access point.



SITTING ROOM

A fantastic addition to the property offering a more intimate and cosy seating area, offering a second reception room, ideal for the growing family. The sitting room could also be changed into a dining room, or play room, should a new owner wish. The sitting room has plenty of natural light owing to the dual aspect uPVC double glazed windows. A gas fireplace creates a charming feature in this room too, with a granite

hearth and wooden mantelpiece. With a carpeted floor, double radiator, central light fitting and cornice to ceiling.



OFFICE



An excellent addition to the property offering a fantastic place for anyone working from home. A set of fitted laminated counters offers ample work space with plenty of storage space to the far end with fitted cupboards. With a central strip light, uPVC double glazed window, single radiator and carpeted floor.

KITCHEN



The kitchen offers a fantastic work space that is well laid out and is well presented throughout. The kitchen is also dual aspect being bathed in natural light from its two uPVC double glazed windows to the front and side elevations. A corner pantry cupboard offers a fantastic amount of storage space. Laminated work surfaces to four

walls all with under counter cupboards and drawers. A rear porch to the kitchen also offers additional storage space and access to the side of the property. With an integrated hob, integrated oven, stainless steel extractor hood, integrated washing machine, ceiling inset spotlights, integrated fridge/freezer and an inset stainless steel sink with stainless steel mixer tap.

WC

An excellent addition to the property offering ground floor facilities. With a washbasin, stainless steel towel radiator, close coupled toilet, frosted uPVC double glazed window and central light fitting.

From the hallway carpeted stairs lead up to the

LANDING

A spacious area with walk in storage space, carpeted floor, double radiator, central light fitting and loft access hatch with retractable loft ladders.

From the landing wooden doors open into

BEDROOM 1



A large and spacious master bedroom that offers ample space for a double bed along with

additional bedroom furniture. An “L” shaped set of fitted wardrobes offers ample additional storage space. A uPVC double glazed window to the side elevation offers a fantastic view over the valley beyond. With a carpeted floor, central light fitting and double radiator.



BEDROOM 2



A generous second bedroom that is a similar size to the master bedroom, again offering space for a double bed along with additional furniture and features fitted wardrobes to one side. With a carpeted floor, uPVC double glazed window, central light fitting and double radiator.



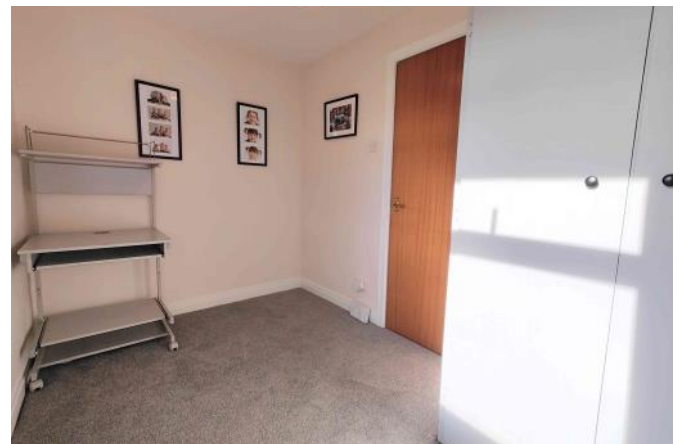
BEDROOM 3



Another large double bedroom of similar size to the previous two rooms. With fitted wardrobes to

one side of the room, uPVC double glazed window, central light fitting and double radiator.

BEDROOM 4



An ideal bedroom for a child's room or guest bedroom. With a fitted wardrobe to one side of the room, carpeted floor, uPVC double glazed window, central light fitting and double radiator.

BATHROOM



A large and spacious house bathroom that offers ample room throughout. With a panel bath, corner shower cubicle, pedestal washbasin, close coupled toilet, fitted airing cupboard, central light fitting, two frosted uPVC double glazed windows and tiled splashbacks.



parking or potted plants, and a front stone garden wall. The front garden is ideal for enhancing the kerb appeal of the property and adds a barrier from the kerbside to the property.



GARDENS



To the rear of the property is a charming and private lawned garden, enclosed on all sides by stone wall and hedge to create a delightful space for children and pets to play. To the edge of the property is a raised pathway that could also be a seating area. The garden is a good size whilst being simple to maintain, an ideal complement to the property.



To the front of the property is a well-kept lawned section in addition to a tarmac area ideal for

PARKING & GARAGE

Accessed from the kerbside a sloping driveway

leads down to a large forecourt that offers ample parking space for 4+ cars.

The property features an integral garage under the property, accessed via an electric door to the forecourt or a wooden door to the rear. The garage is lit with three strip lights and features workbenches down one side. The garage is 1 ½ size and offers plenty of space to store a large car along with additional items.



do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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.

TO VIEW

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

DIRECTIONS

From Stainland village head towards Sowood on Back Bowling Green Road for 0.6 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: HX4 9JL

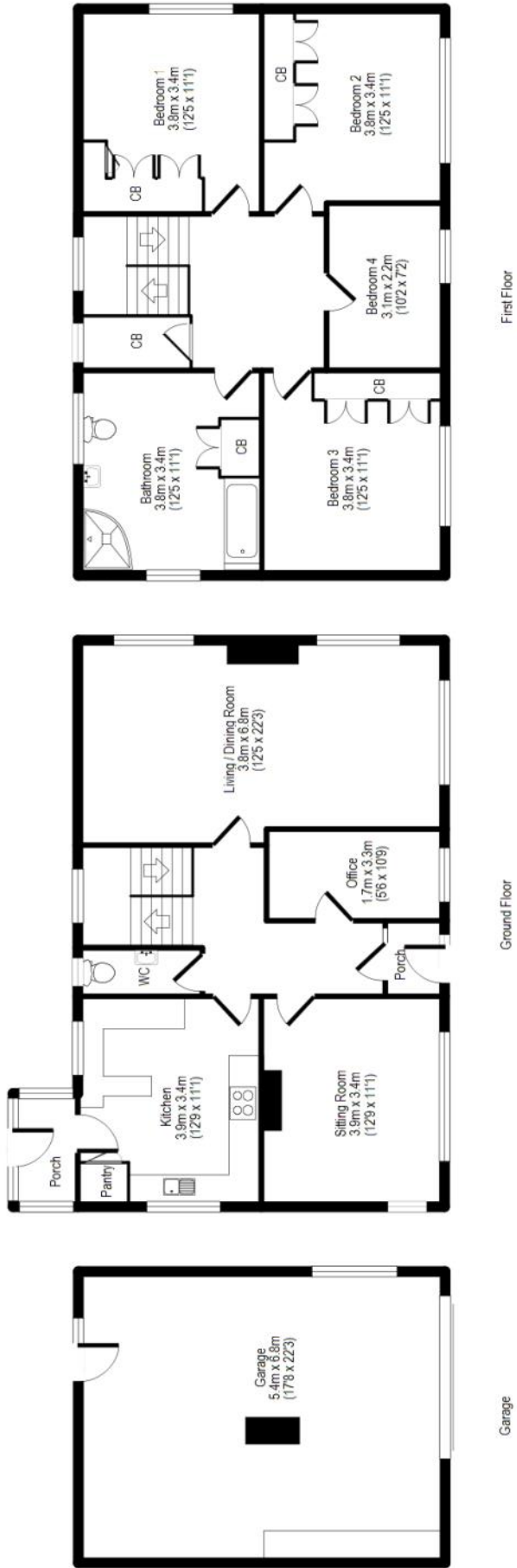
MORTGAGE ADVICE

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.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and

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APPROX GROSS INTERNAL FLOOR AREA: 182 sq. m / 1968 sq. ft



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. All images and dimensions are not intended to form part any contract or warranty.

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