

MARSH & MARSH PROPERTIES

22 Towngate, Northowram, HX3 7DN

£275,000



Situated in the heart of the Northowram village is this three bedroomed, terraced, property; situated in the middle of a row of three houses. Located on a quiet street and set back from the roadside, if you are looking for the ideal property for a growing family or professional couple this will be the house for you. There is a long, pebbled, garden, to the front elevation, that leads down to the property and enhances the kerb appeal. To the rear of the property is a spacious garden with two patio seating areas and generous lawned area in the middle. The house also benefits from a long driveway and single garage, at the end of the row, that offers ample parking for 4+ cars.

The property is warm and welcoming internally, in good condition, presenting the opportunity to move in with little work required. With its spacious living room, open linked dining room, generous conservatory (overlooking the rear garden), well-appointed kitchen, three good sized bedrooms (two with ample space for a king-sized bed), house bathroom and boarded storage loft. Just step inside and you will immediately be impressed with the property on offer.

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

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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 rail services to the local area, including access to the Grand Central train service.

Owing to the numerous fantastic features on offer, the spacious rooms, front and rear garden and highly sought after Northowram village location, an appointment to view is essential.

From the front of the property a high quality composite door opens into the

HALLWAY



A welcoming reception to the property, the hallway features a carpeted floor, central light fitting, frosted uPVC double glazed window to the front elevation, single radiator, under stairs cupboard and single radiator.

From the hallway a wooden door opens into the

LIVING ROOM



An ideal living room that offers the perfect family communal space; ideal to relax on an evening, the room has ample space for a three-piece suite along with additional furniture. A central gas fire, on a marble hearth and with wooden mantelpiece, offers an ideal feature for the whole room. With a large uPVC double glazed window to the front elevation, central light fitting, cornice to ceiling, dado rail, single radiator and television access point.



From the living room a large arched opening leads directly into the

DINING ROOM



The dining room has an open plan feeling, with an

archway to the living room enhancing the living space, and has plenty of room for a large family dining table along with additional furniture. With a carpeted floor, central light fitting, cornice to ceiling, dado rail and single radiator.



From the rear of the dining room a sliding uPVC double glazed door leads into the

CONSERVATORY



A beautifully presented conservatory that features uPVC double glazed windows to all sides offering a fantastic vantage point of the garden. The conservatory features a solid room, to minimise heat loss, creating a space that is usable throughout the year. With a carpeted floor, single

radiator, central light fitting and uPVC double glazed French doors that provide access into the rear garden.

From the hallway a wooden door opens into the

KITCHEN



A well-presented kitchen that features laminated work surfaces to either side of the room, all with over and under counter cupboards and drawers offering ample storage space. The kitchen provides access to the rear garden via a uPVC double glazed door. With an integrated hob, integrated oven, extractor hood, double radiator, integrated dishwasher, splashback tiling, vinyl flooring, uPVC double glazed window to the rear elevation, omni-directional ceiling spotlights, fitted fridge, fitted freezer and 1 ½ sink with mixer tap.

From the hallway a series of carpeted stairs lead up to the

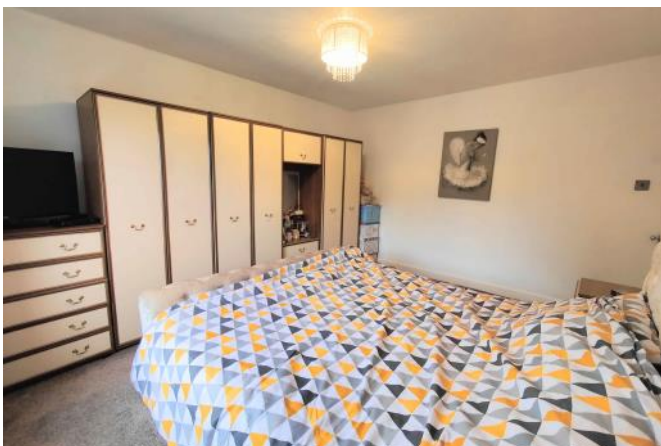
LANDING

With a carpeted floor, central light fitting, dado rail and loft access hatch.



From the landing wooden doors open into

BEDROOM 1



A large master bedroom that offers ample space

for a queen sized bed along with additional bedroom furniture. With a uPVC double glazed window to the front elevation, central light fitting, carpeted floor and single radiator.

BEDROOM 2



Another good sized bedroom that offers more than ample space for a king sized bed along with additional furniture. The uPVC double glazed window, to the rear elevation, overlooks the rear garden and to the fantastic far-reaching views beyond. With a central light fitting, carpeted floor, cornice to ceiling, dado rail and single radiator.

BEDROOM 3



A generous third bedroom that would be an ideal

bedroom for a child, guest room or work from home office. With a carpeted floor, central light fitting, cornice to ceiling, single radiator and uPVC double glazed window to the rear elevation.

BATHROOM



A well-presented house bathroom that makes excellent use of the space on offer and is presented with a neutral colour scheme. With a panel bath, over bath shower, glass splash guard, pedestal washbasin, low flush toilet, frosted uPVC double glazed window to the front elevation, tiled walls, vinyl floor, central light fitting, airing cupboard and cornice to ceiling.

From the landing a pull down ladder provides access to the

LOFT

A large and spacious boarded loft space that offers ample storage for the property. The loft has a central light fitting.

GARDENS

To the front of the property is a well-maintained, low-maintenance, garden, with hedge and stone wall border that offers a charming frontage to the property and enhances kerb appeal. A gated

flagged pathway leads down to the front of the house.



To the rear is a spacious garden, featuring a patio seating area to the rear, at the side of the

conservatory, which offers a private seating area. From the patio a lawned area leads down the garden that creates the ideal space for children and pets to play in a secure setting. At the far end of the garden is a second, larger, patio garden that offers the ideal place to have a barbeque or other patio furniture.



PARKING



At the end of the row of houses is a large and long driveway offering space for 3+ cars. At the end of the drive is a single garage that offers an additional parking space.

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.

LOCATION

What3words: ///others.wink.inner

Google Plus Code: P5P9+X7V Halifax

For sat nav users the postcode is: HX3 7DN



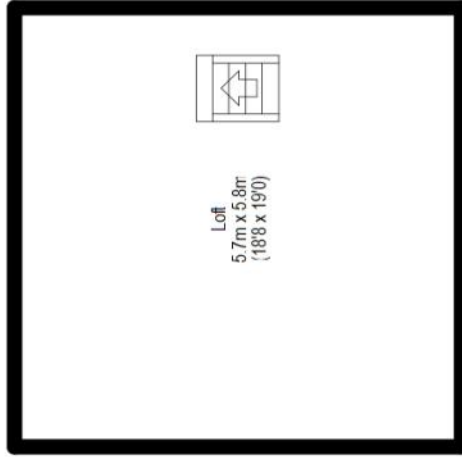
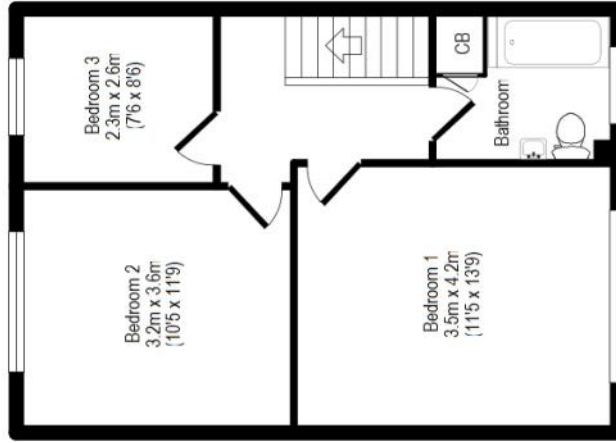
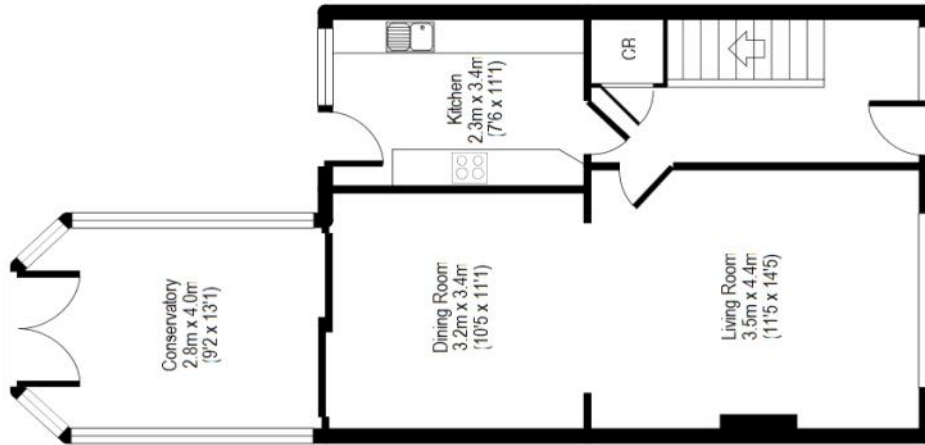
MORTGAGE ADVICE

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: 130 sq. m / 1395 sq. ft



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

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