

# MARSH & MARSH PROPERTIES

31 Towngate, Northowram, HX3 7DX

£450,000



Located in the heart of Northowram village is this rare and exciting opportunity for someone looking for a renovation project to create a truly unique and spectacular home. This is a detached, stone built, four bedroomed, property and is offered with the advantage of NO CHAIN. This period-esque building is a Grade II listed heritage property which has many fantastic external features on offer, with its solid stone mullioned windows, unique frontage and original signage to the side. There is parking to the front of the property with additional spaces in the integral garage area. The building is located in a group of traditional styled buildings creating a beautiful living arrangement.

Internally the property does require a full renovation and remediation to restore the building to its former glory, which presents the opportunity to create something truly bespoke and tailored to the buyer's own needs. The property has a massive amount of internal space with large rooms throughout and offers a unique feel to the building. With its large and open living room (featuring a log burning stove), family dining room, spacious dining kitchen, four double bedrooms (one with walk-in wardrobe and master suite), house shower room and two cellars. If you are on the lookout for that perfect project property, this is certainly the home for you.

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

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Being situated close to Northowram village means this property benefits from being in the heart of the local community; benefitting from all the shops and services in the local area, including restaurants, bars and local medical centre. Anyone wanting a charming, well-connected position will find this property of special interest.

Its location benefits from ample bus routes within walking distance and is only a 10-minute drive from Halifax town centre. The property is also within a short 15-minute drive from the M62 motorway, providing quick access to the major cities of Leeds, Bradford and Manchester. The property is also close to outstanding primary and secondary schools. The Halifax train station provides excellent connections to the surrounding area in addition to the Grand Central train service.

Owing to the unique nature of this property, a viewing is certainly required in order to fully appreciate everything that is on offer.

From the main access cobbled driveway a composite door opens into the

### HALLWAY

With a carpeted floor, central light fitting and window above the door that also provides natural light to the landing.

From the hallway a wooden door opens into the

### DINING KITCHEN



A large and spacious dining kitchen that features laminated work surfaces to three walls, all with over and under counter cupboards and drawers offering an ample amount of storage space. The kitchen has a cottage feel with its beamed ceiling,

whilst offering a large amount of space for a dining table to the centre of the room. With an integrated hob, integrated oven, plumbing for a dishwasher, plumbing for a washing machine, space for a fridge/freezer, feature mullioned uPVC double glazed windows to the side elevation, ceiling inset spotlights, double radiator, storage cupboard (that houses the boiler) and an inset sink with mixer tap.



From the kitchen a wooden door opens into the

### DINING ROOM



The dining room is an amazing addition to the property, creating a space that offers ample room for a large dining table along with additional

furniture. The dining room is dual aspect, both with mullioned windows, but with one set being uPVC double glazed (to the side elevation) and with the rear windows being leaded, traditional, styled windows. The room has numerous central light fittings that provide ample illumination. With a carpeted floor, window seat and double radiator.



From the dining room a wooden door opens into the

### LIVING ROOM



A spacious living room that offers a large amount of space, ample for a three-piece suite along with additional furniture. Large mullioned windows, to

the rear elevation, provide an ideal vantage point for the rear garden. A large wood burning stove, on a stone hearth and with stone mantelpiece, creates an ideal feature for the room as well as an additional heat source. With a carpeted floor, beamed ceiling, two central light fittings, rear storage area and double radiator.



From the dining room a wooden door opens into the

### WC



An excellent addition to the ground floor providing extra facilities. With a carpeted floor, wall mounted light fitting, frosted uPVC double glazed window to the side elevation, pedestal washbasin and close coupled toilet.

From the hallway carpeted stairs lead up to the

### LANDING

With a carpeted floor and central light fitting.

From the landing a wooden door opens into

### BEDROOM 1

A large master bedroom offering ample space for a super king sized bed along with additional

furniture. A walk-in wardrobe offers a large amount of storage space. With a carpeted floor, central light fitting, double radiator and mullioned windows to the front elevation.



From bedroom 1 a wooden door opens into its

### MASTER SUITE



A fantastic addition to the master bedroom, the suite features a corner panel bath, vanity inset washbasin, close coupled toilet, bidet, central light fitting, carpeted floor, wood panel walls and single radiator.

From the landing wooden doors open into the

### BEDROOM 2



A large second bedroom, again offering ample space for a super king sized bed along with additional furniture. This room features a set of fitted wardrobes and a counter inset washbasin to the opposite side of the room. With a carpeted floor, double radiator, central light fitting and feature leaded mullioned windows to the rear elevation.

### BEDROOM 3



A large third bedroom with space, in the centre of the two fitted wardrobes, for a king sized bed. This room also features a counter inset washbasin into the alcove. With a carpeted floor, double radiator, central light fitting and mullioned

windows to the side elevation.



#### BEDROOM 4



A generous fourth bedroom that offers space for a double bed along with additional furniture. With a carpeted floor, double radiator, central light fitting and feature leaded mullioned windows to the rear elevation.

#### SHOWER ROOM



A neatly laid out shower room with a corner shower cubicle, vanity inset washbasin, close coupled toilet, frosted uPVC double glazed window to the side elevation, ceiling inset spotlights, vinyl floor, tiled splashbacks and a large rear airing cupboard (large enough to walk inside,

with multiple shelves).

From the living room a solid uPVC door provides access to the

#### SIDE PASSAGE

A highly useful space for the property offering additional storage. The side passage provides a link from the front to the rear elevation with solid uPVC doors at either end providing a secure link. The passage also has a wall mounted light fitting.

#### GARDENS



To the rear of the property are the fully enclosed gardens. The garden features numerous flowerbeds that border a lawned area that leads

to a raised, paved, patio garden with central fish pond. The garden is fully enclosed by stone walls on all sides creating a private space and is gated to the pavement side. The garden is a real sun trap being south facing and will receive sunlight throughout the day and into the late evening.

### **PARKING**



The property features a spacious integral garage, with stone flags and central light fittings, offering ample private parking for two cars. There is also parking to the side of the property. The garage is an ideal space for a workshop.

### **CELLARS**

The property features two cellars, one accessed

from the garage, and the other from the WC.

### **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.

### **LOCATION**

What3words: ///civic.snacks.lance

Google Plus Code: P5Q9+F37 Halifax

For sat nav users the postcode is: HX3 7DX

### **MORTGAGE ADVICE**

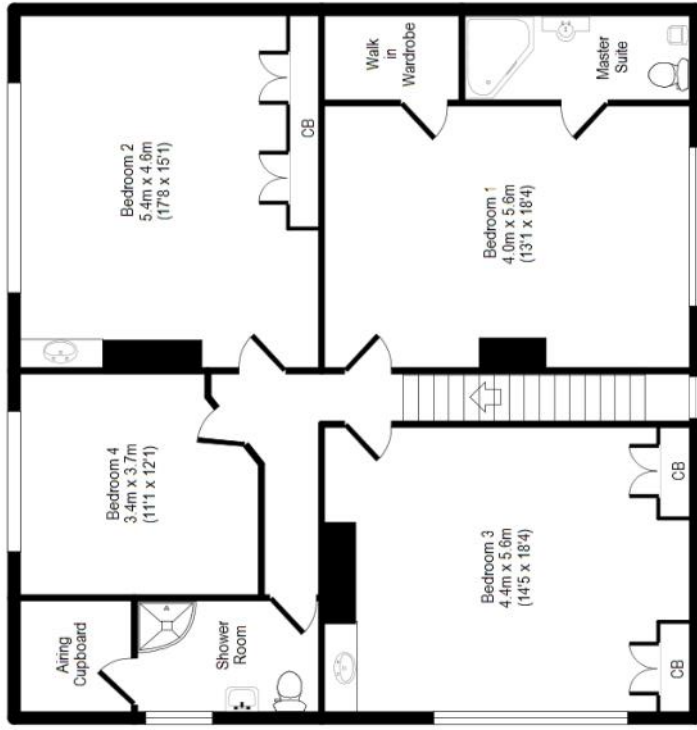
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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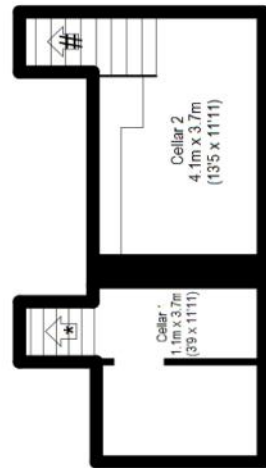
# 31 Towngate, Northowram, HX3 7DX



Ground Floor



First Floor



259 sq. m / 2784 sq. ft

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