

MARSH & MARSH PROPERTIES

48 Edward Close, Southowram, HX3 9SP

£1,200 PCM



An ideal property for a retired couple, or professional, looking for a well presented home, located in the sought after Southowram village. The house is well presented on a quiet cul-de-sac and benefits from being nestled away from any main road. The house features a southerly facing garden and, as an added benefit, a gardener will be provided to upkeep the gardens (paid for by the landlord) to provide a fantastic space to sit out and relax. The house offers private parking, to the rear elevation, with an integral garage space and ample surrounding space for additional cars.

Internally the property is presented in a neutral and clean format throughout that offers a modern and stylish living space. With a spacious living room, open hallways, well-appointed kitchen, two bedrooms (one with WC) and well-presented house bathroom.

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

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The property is within a short 5 minute drive of Halifax and Brighouse town centres, providing access to shops and services. Both towns also provide access to well-connected train stations with regular rail services to all surrounding areas and with access to the Grand Central train service. The property is also just 12 minutes from the M62 motorway providing quick links to the major cities of Leeds, Bradford and Manchester. The property is within walking distance of good primary schools and within a short drive of the outstanding secondary schools.

Owing to the numerous fantastic features on offer, large (rear) south-facing garden and ample internal space, an immediate appointment to view is essential.

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

REAR PORCH

An ideal barrier from the external to the internal, with central light fitting, wood laminate flooring and storage cupboard.

From the rear porch a wooden door opens into the

KITCHEN



A well-presented kitchen that has been offered with a smart design throughout. With a “U” shaped set of work surfaces with over and under counter cupboards and drawers, a fitted hob, fitted dual oven, fitted washing machine, integrated fridge/freezer, wood laminate floor, tiled splashbacks, uPVC double glazed window to the rear elevation, double radiator and inset sink with stainless steel mixer tap.



From the kitchen a wooden door opens into the

HALLWAY



A spacious and open hallway with a carpeted floor, cornice to ceiling, central light fitting, storage cupboard, frosted uPVC double glazed windows to the front elevation and a uPVC double glazed door to the front elevation.

From the hallway wooden doors open into the

LIVING ROOM

A large and spacious living room that offers ample space for a three piece suite along with additional furniture. With a carpeted floor, central light fitting, wall mounted electric fireplace, uPVC

double glazed window to the front elevation, double radiator and television access point.



BEDROOM 1



A spacious master bedroom that offers ample room for a double bed along with additional furniture. With a carpeted floor, uPVC double glazed window to the front elevation, central light fitting, double radiator and cornice to ceiling.



From bedroom 1 a wooden door opens into the

WC



An excellent addition to the master bedroom with a close coupled toilet, pedestal washbasin, tiled floor, tiled splashbacks, towel radiator, extractor fan and central light fitting.

BEDROOM 2



Another double bedroom, with a carpeted floor,

uPVC double glazed window to the rear elevation, central light fitting, double radiator and cornice to ceiling.



ideal place to sit back and relax. There is a garden shed to one side of the garden. The garden can be maintained by a gardener (at the landlord's expense).



BATHROOM



A well-presented house bathroom that makes excellent use of the space on offer. With a panel bath, over bath shower, glass splashguards, pedestal washbasin, close coupled toilet, stainless steel towel radiator, uPVC double glazed window to the rear elevation, central light fitting, tiled floor and tiled walls.



GARDENS



A beautifully presented lawned garden, offered with a southerly facing orientation creating an ideal place to sit back and relax.



PARKING & GARAGE



To the front of the property is a small tarmac driveway leading down to an integral single garage.

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.

Please note, the loft will be locked and no access will be granted for storage.

TO VIEW

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

LOCATION

What3words: [///narrow.weeks.cheek](https://www.what3words.com/#!/narrow.weeks.cheek)

Google Plus Code: P55C+77Q Halifax

For sat nav users the postcode is: HX3 9SP

DISCLAIMER

Whilst every endeavour is made to ensure the

accuracy of the contents of the rental particulars, they are intended for guidance purposes only and 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. Tenants are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 95 sq. m / 1018 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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