

MARSH & MARSH PROPERTIES

35 Rowan Way, Northowram, HX3 7WF

£525,000



An executive level and quality property, situated in the old hospital grounds, in the highly sought after village of Northowram. On approach, you are greeted by open fields, gardens and tree lined roads creating a charming first impression. This six bedroomed, detached, property is of executive quality and style that will certainly meet the needs of a modern family or professional person looking for a premium home. This impressive property benefits from a large driveway offering parking for four cars, with an additional two secure parking spaces provided by the attached double garage. To the front of the property is a charming lawned garden, with hedge, that offers a well-presented kerb appeal. To the rear of the property is a well maintained and private garden, ideal to sit back and relax or for children and pets to play.

Internally this property will no doubt delight, being offered in immaculate condition with a neutral and modern colour scheme and décor. Its spacious rooms throughout and well thought out layout make this property ideal for a variety of uses. With its spacious entrance hallway, spacious living room, welcoming dining room, private sitting room/snug, well-appointed kitchen, utility room, ground floor WC, six double bedrooms (located over two floors and two with en-suite shower rooms) and house bathroom. Just step inside and you will immediately see the quality on offer.

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Being situated close to Northowram village means this property is 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. It has ample bus routes within walking distance and is within 10 minutes' drive of 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 Halifax train station provides excellent connections to the surrounding area in addition to the Grand Central train service. Anyone wanting a charming, well-connected position will find this property of special interest.

Owing to the outstanding number of features this house has to offer, its internal condition and much sought-after residential location, an appointment to view is highly encouraged to fully appreciate this immaculate property.

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

HALLWAY

A smart and stylish entrance hallway that presents the ideal first impression from the moment you step into the property. Its light and bright presentation, with its open space, sets the style for the rest of the property. With a carpeted floor, single radiator, under stairs cupboard, central light fitting and cornice to ceiling.

From the hallway solid wooden doors open into the

LIVING ROOM



The perfect family communal space, situated to

the rear of the property to provide the ideal outlook over the gardens from its uPVC double glazed bay windows, with feature French Doors that provide access into the garden. A gas fire, on a granite hearth and with granite mantelpiece, creates the ideal central feature for the whole room. With a carpeted floor, ceiling inset spotlights, wall mounted light fittings, two double radiators, cornice to ceiling and television access point.



DINING ROOM



An ideal setting for entertaining or family meals, the dining room offers ample space for a family sized dining table. The dining room benefits from a uPVC double glazed bay window, to the front

elevation, that provides ample natural light. With a carpeted floor, cornice to ceiling and double radiator.



SITTING ROOM



An excellent addition offering a third reception room, snug or sitting room or could also be utilised as a large work from home office. A welcoming area that offers a generous amount of space and plenty of natural light owing to the uPVC double glazed bay window. With a carpeted floor, central light fitting, cornice to ceiling and double radiator.

KITCHEN

A large and open kitchen that will provide any

culinary enthusiast with the ideal work space. Laminated work surfaces, to three walls, offer plenty of surface area, all with over and under counter cupboards and drawers. The kitchen features a large range style cooker unit, over cooker stainless steel extractor hood, integrated dishwasher, integrated fridge, integrated freezer, uPVC double glazed window to the rear elevation, double radiator, tiled floor, tiled splashbacks, ceiling inset spotlights and an inset stainless steel sink with stainless steel mixer tap.



From the kitchen a solid wooden door opens into the

UTILITY ROOM

The utility room offers additional work space,

tucked out the way of the main area of the property. A composite door provides access to the side of the property (onto the main driveway). A laminated work surface, to one side, offers work space and features an integrated washing machine, space for a dryer, cupboard storage space, tiled floor, tiled splashbacks, ceiling inset spotlights and extractor fan.



From the hallway a solid wooden door opens into the

WC

An ideal addition offering ground floor facilities. With a close coupled toilet, pedestal washbasin, vinyl floor, single radiator, central light fitting and extractor fan.

From the hallway carpeted stairs lead up to the

LANDING



A large, open and bright landing area that offers a well-presented communal space. With a carpeted floor, ceiling inset spotlights, uPVC double glazed window to the front elevation, airing cupboard (housing the water cylinder), cornice to ceiling and a single radiator.

From the landing a wooden door opens into

BEDROOM 3



A generous double bedroom that offers ample space for bedroom furniture. With a carpeted floor, uPVC double glazed window to the front elevation, single radiator and central light fitting.

From bedroom 3 a wooden door opens into its

EN-SUITE



A well-presented and laid out en-suite with its alcove inset shower cubicle, pedestal washbasin, close coupled toilet, towel radiator, vinyl floor, tiled splashbacks, ceiling inset spotlights, extractor fan and a frosted uPVC double glazed window to

the side elevation.



light fitting.



From the landing wooden doors open into

BEDROOM 4



BEDROOM 6



Another generous double bedroom offering ample space for additional bedroom furniture. With a carpeted floor, uPVC double glazed window to the front elevation, single radiator and central light fitting.

BEDROOM 5

Situated to the rear of the property and overlooking the rear garden bedroom 5 is another double bedroom. With a carpeted floor, uPVC double glazed window, single radiator and central

Another perfect room for a work from home office, guest room or child's bedroom. This room features a fitted cupboard offering additional storage space. With a carpeted floor, uPVC double glazed window to the rear elevation, single radiator and central light fitting.

BATHROOM

A well-presented house bathroom featuring a panel bath, pedestal washbasin, close coupled toilet, vinyl floor, tiled splashbacks, frosted uPVC double glazed window to the rear elevation, towel radiator, ceiling inset spotlights and extractor fan.

From the landing a series of carpeted stairs leads up to the

UPPER LANDING

A small landing area with a carpeted floor, ceiling inset spotlights and cornice to ceiling.

From the upper landing a wooden door opens into the

MASTER BEDROOM



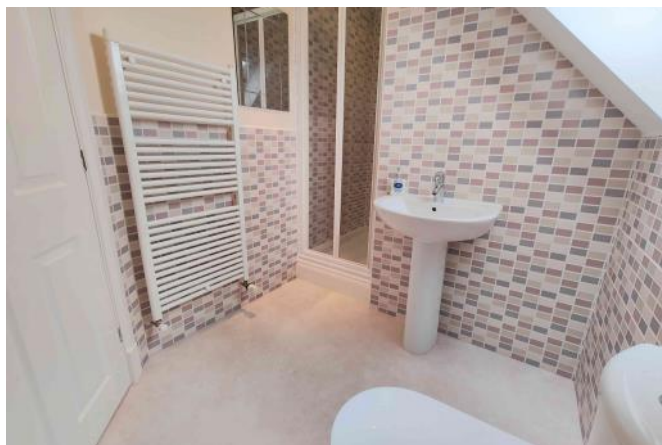
This large and spacious master bedroom, located on the top floor, offers a bedroom nestled away from the main area of the property and features a large amount of space throughout. The room has dual aspect windows, with a uPVC double glazed window to the front elevation and two Velux windows to the rear. The room offers a large amount of space for a king sized bed along with plenty of additional furniture. With a carpeted floor, central light fitting and two single radiators.

From the master bedroom a wooden door opens into its

EN-SUITE

A well laid out en-suite shower room that makes

excellent use of the space on offer to create a highly functional room. With an alcove inset shower cubicle, pedestal washbasin, close coupled toilet, vinyl floor, tiled walls, Velux window to the rear elevation, towel radiator, extractor fan and ceiling inset spotlights.



From the upper landing a wooden door opens into

BEDROOM 2



Another large and spacious bedroom that offers ample space for a king sized bed. The room is currently utilised as a top floor sitting room but would also be ideal for use as a very large dressing room. With dual aspect windows owing to the uPVC double glazed window to the front elevation

and two Velux windows to the rear. With a carpeted floor, central light fitting, two single radiators, eaves storage cupboard and television access point.



out and have a barbeque or relax in the sun. Its westerly facing orientation means the garden receives ample sunlight from the afternoon into the late evening. From the edge of the patio is a lawned area that leads to a shrub border offering the ideal surround for additional privacy.



GARDENS



To the front of the property, bordering the front pathway and driveway, is a short lawned area with hedge border. The front garden provides a charming frontage to the property and enhances the already well presented kerb appeal of the property.



To the rear are the well-presented and private gardens. From the edge of the building is a flagged patio area, offering the ideal place to sit



PARKING & GARAGE

To the side of the property is a tarmac driveway with plenty of space for four cars.

To the rear of the drive is the attached double garage. Perfect for additional secure parking or additional storage. The garage has a concrete floor, two central strip lights and power outlets.



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



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 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.

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Google Plus Code: P5W9+354 Halifax

For sat nav users the postcode is: HX3 7WF

35 Rowan Way, Northowram, HX3 7WF

APPROX GROSS INTERNAL FLOOR AREA: 205 sq. m / 2201 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 of any contract or warranty.

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