

MARSH & MARSH PROPERTIES

50 Hough, Northowram, HX3 7BU

£475,000



Rarely do properties such as this become available on the open market, a real treat, situated on the Hough in the highly sought after and well regarded Northowram Village. This three bedroomed bungalow has plenty on offer for anyone looking for that special something, whether it is a retiring couple, professional person or family, all will find this property a perfect fit. The house features ample driveway parking for three cars. To the front elevation is a charming landscaped garden that offers the ideal frontage to the property. To the rear of the property is its south facing, multi-tier and immaculately presented gardens, offering an ideal place to sit back and relax in a private setting overlooking the Calder Valley beyond.

The property's annex offers a fantastic additional feature, having had the garage converted, the annex provides a private bar (with wood burning stove), work from home office area and bedroom (featuring en-suite shower room) that would be a perfect guest room. The annex has a beautiful finish and is an excellent addition to this property.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

Internally the whole house is presented in a charming style and décor that will impress and delight the moment you step inside. You can immediately see the love, care and attention that this house has received over the years from the current owners. With its large and open living/dining room (that features a beautiful Inglenook fireplace), private sitting room, well-appointed breakfast kitchen, three double bedrooms (one with en-suite) and house bathroom.

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

With so much on offer this property certainly requires special attention and further investigation to fully appreciate this rare opportunity. An appointment to view is essential.

From the front of the property a solid wooden door opens into the

BREAKFAST KITCHEN



This beautifully presented breakfast kitchen offers a truly stunning reception into the property. Its modern style complements the cottage features to create a truly eclectic style that offers a welcoming first impression. The room features a ring of solid wooden work surfaces, all with over and under counter cupboards, which extends creating a breakfast bar to one end. There are two uPVC double glazed windows to the front

elevation that, when twinned with the ceiling inset spotlights, creates a perfectly light and bright space. With an integrated hob, stainless steel extractor hood, integrated dual oven, wood laminate flooring, fitted mat entrance area, splashback tiling, space for a fridge/freezer and a stainless steel sink with stainless steel mixer tap.



From the breakfast kitchen a wooden door opens into the

HALLWAY

A large and long hallway that provides access throughout the property, with a wood laminate floor, two central light fittings, beamed ceiling, covered radiator and window blocks into the living/dining room. From the hallway wooden doors open into the

LIVING / DINING ROOM

The living/dining room offers a perfect family communal space for the property. Immediately upon entering you are greeted with a perfectly presented inglenook fireplace to one side that houses a gas style stove; the ideal central feature for the whole room. To one side of the room is an area that offers ample space for a family dining table. The uPVC double glazed window offers an

ideal vantage point overlooking the rear garden whilst bathing the whole room in natural light. With a wooden floor, central light fittings, wooden door to the rear elevation, cornice to ceiling, ceiling rose, double radiator and a television access point.



From the living/dining room a wooden door opens into the

SITTING ROOM



A beautifully presented sitting room that offers a perfect place for a second television room or formal entertaining space. The uPVC double glazed bay windows, to the front elevation, not only bathe the room in natural light but also offers another ideal vantage point of the views beyond. The room features a gas fireplace on a granite hearth with a wooden mantelpiece. With a carpeted floor, cornice to ceiling, central light fitting, double radiator and television access point.

BEDROOM 1



A spacious master bedroom that offers space for a king sized bed. The room has plenty of storage space with fitted wardrobes to two sides and a fitted dressing table into the alcove. With a carpeted floor, ceiling inset spotlights, double radiator and uPVC double glazed window to the rear elevation.

BEDROOM 2



A generous second bedroom offering space for a double bed. A set of fitted wardrobes to one side of the room offers additional storage space. With a carpeted floor, central light fitting, double radiator and uPVC double glazed window to the front elevation.



BEDROOM 3



A well-presented third bedroom, again offering space for a double bed. With a carpeted floor, central light fitting, double radiator and uPVC double glazed window to the front elevation.

From bedroom 3 a wooden door opens into its

EN-SUITE

A neatly laid out en-suite shower room that makes excellent use of the space on offer. With an alcove inset shower, washbasin, close coupled toilet, stainless steel towel radiator, tiled floor, tiled walls, uPVC double glazed window to the front elevation, extractor fan and ceiling inset

spotlights.



BATHROOM



A well-presented house bathroom with its panel bath, over bath electric shower, glass splash guard, ½ pedestal washbasin, low flush toilet, tiled floor, tiled walls, extractor fan, stainless steel towel radiator, ceiling inset spotlights and a frosted uPVC double glazed window to the front elevation.

Originally the garage, located at the end of the driveway, which has been expertly converted into the Annex.

ANNEX



This excellent addition offers a place to relax or an ideal guest room. The annex is accessed from either the front or the side elevations.

From the side elevation a uPVC double glazed door opens into the

BAR



A fantastic space; the bar area is presented as a cabin internally and features a bar area to the far end. There is a wood burning stove that offers plenty of heat throughout the year as an ideal place to sit back and relax. With a wooden floor, wood panel walls, two central box light fittings, display spotlights, television to the corner, electric radiator and power outlets.

From the rear of the bar a wooden door opens into the

OFFICE

The perfect work from home space, the office features work benches to two walls and is well lit via ceiling inset spotlights. To the rear elevation is a uPVC double glazed window offering an ideal vantage point of the views beyond. With a wood laminate flooring and power outlets.



From the rear of the office a wooden door opens into the

BEDROOM



Perfect for guests stopping over, with space for a double bed; this self-contained space features a wood laminate floor, uPVC double glazed window to the front elevation, uPVC double glazed access door, ceiling inset spotlights and power outlets.

From the bedroom a wooden door opens into the

EN-SUITE

A well laid out en-suite with an alcove shower cubicle, electric shower, close coupled toilet, washbasin, wood laminate floor and ceiling inset

spotlight.



GARDENS



To the front elevation is the beautifully

maintained and presented gardens that greatly enhance the kerb appeal and offer a charming reception to the property. A multi-tier space with flowerbeds, artificial grass and slate areas that come together to create a beautiful space.



To the side of the property, and the rear of the drive, is a decked seating area that also houses the bin storage location.



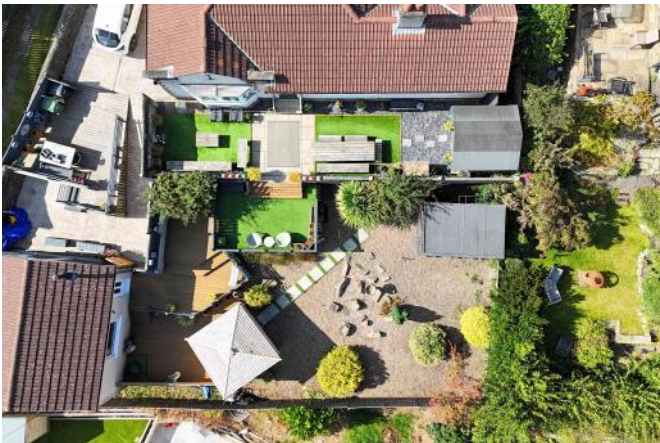
To the rear of the property is the southerly facing garden, a multi-tier space, broken into a variety of areas and with three garden structures. The garden features three artificial lawned seating spaces, to the rear of the building, offering more

than ample space to sit back and relax or have a barbeque. A two tier decked area provides further seating space and a lower pebbled garden, with rockery and shrubs, offers the perfect backdrop and outlook.





for any DIY enthusiast. To the top tier is a wooden hut offering plenty of additional storage space.



PARKING



The rear garden features a hot tub wooden outhouse that provides privacy and security for the hot tub space. A wooden workshop, on the pebbled area, offers the ideal place for hobbies or

To the side of the property is a driveway that has space for up to three cars.



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.

DIRECTIONS

What3words: [///native.booth.opens](https://www.what3words.com/#!/en/01422648400)

Google Plus Code: P5M9+MHF Halifax

For sat nav users the postcode is: HX3 7BU

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.

50 Hough, Northowram, HX3 7BU



APPROX GROSS INTERNAL FLOOR AREA: 151 sq. m / 1628 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.

(c) Marsh and Marsh Properties

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk