

MARSH & MARSH PROPERTIES

2 *Withinfield Court, Southowram, HX3 9UH*

£295,000



Situated in the well regarded and highly sought after village of Southowram is this three bedroomed, detached, property. Located on a quiet cul-de-sac, this property has plenty on offer and is certainly ideal for a growing family, professional couple or anyone looking for a smart family home. Its peaceful location benefits from a real sun-trap garden, that is fully enclosed creating the ideal place for children or pets to play in a secure setting. The property benefits from private driveway parking, to the front elevation, for up to three cars with additional on street layby parking available. From the moment you arrive at this charming home you will immediately be impressed with the fantastic potential this property has to offer.

Internally the property is well presented, with its spacious rooms throughout and highly functional layout lending itself to modern living. The house has a neutral decor throughout, enabling any prospective buyer to move in with little to no work required. With its warm and welcoming living room, sitting room (offering either a quiet snug or second media room), family dining room, rear conservatory overlooking the garden, highly-functional and well laid out kitchen, three double bedrooms (one with en-suite and fitted wardrobes) and 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 all the shops and services. Both towns also provide access to well-connected train stations with regular rail services to all surrounding major hubs and access to the Grand Central train service. The property is just 12 minutes from the M62 motorway providing quick links to the major cities of Leeds, Bradford and Manchester. The property is also within walking distance of good primary schools and within a short drive of the outstanding secondary schools.

Owing to the large amount of fantastic features on offer an appointment to view is essential in order to fully appreciate this charming family home.

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

HALLWAY

A welcome reception into the property creating a barrier to the internal living spaces. With a wood laminate floor, central light fitting and uPVC double glazed window to the front elevation.

From the hallway a wooden door opens into the

LIVING ROOM



A spacious and well-presented living room that creates the ideal family communal space. A gas fire, on a granite hearth and with a wooden mantelpiece, offers the ideal central feature for the whole room. The living room offers ample space for a three piece suite along with additional furniture. With a wood laminate floor, uPVC double glazed window to the front elevation, central light fitting, cornice to ceiling, double radiator and television access point.



From the living room, an opening leads into the

DINING ROOM



A charming dining area with open plan access from the living room creating a good flow around the ground floor communal space of the property. The dining room offers plenty of space for a large family dining table. With a vinyl floor, central light fitting, uPVC double glazed French doors that open into the conservatory, cornice to ceiling and double radiator.

From the dining room an opening leads into the

KITCHEN



A beautifully presented and well-appointed kitchen area that features laminate work surfaces to two sides, all with over or under counter cupboards and drawers, offering plenty of work

space. A uPVC door opens onto the side access pathway that leads to both the front and rear gardens. The room is well lit via numerous ceiling inset spotlights, in addition to the ample natural light from the uPVC double glazed windows to the rear elevation. With an integrated hob, integrated dual oven, stainless steel extractor hood, plumbing for a dishwasher, plumbing for a washing machine, space for a dryer, space for a fridge/freezer, tiled splashbacks and a stainless steel 1 ½ sink with stainless steel mixer tap.

From the dining room a set of uPVC double glazed French doors open into the

CONSERVATORY



An excellent addition to the property offering a fantastic vantage point of the gardens to the rear elevation. The conservatory has a uPVC double glazed construction and provides access to the rear garden via its uPVC double glazed French doors. With a tiled floor, central fan, central light fitting and double radiator.

From the hallway an opening leads into the

SITTING ROOM/SNUG

Another ideal addition to the property offering a

multi-use room, perfect for a snug/second reception room or even as a large work from home office space. With a wood laminate floor, uPVC double glazed window to the front elevation, fitted storage cupboard, central light fitting, wood laminate floor, cornice to ceiling and single radiator.



From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor and central light fitting.

From the landing a wooden door opens into

BEDROOM 1



A large and spacious master bedroom that offers ample room for a double bed along with additional bedroom furniture. Two sets of fitted wardrobes, to two sides of the room, provide additional storage space. With a carpeted floor, central light fitting, cornice to ceiling and a single radiator.

From bedroom 1 a wooden door opens into its

EN-SUITE

A well laid out en-suite shower room that makes excellent use of the area on offer to create a highly functional space. With an alcove shower, pedestal washbasin, low flush toilet, vinyl floor,

tiled splashbacks, central light fitting, frosted uPVC double glazed window to the front elevation and single radiator.



From the hallway wooden doors open into

BEDROOM 2



A large and long, dual aspect, bedroom that provides ample space for a double bed along with additional bedroom furniture. With a carpeted floor, uPVC double glazed windows to both the front and rear elevations (overlooking the gardens), central light fitting and single radiator.

BEDROOM 3



A good sized third bedroom, also offering space for a double bed. With a wood laminate floor, uPVC double glazed window to the rear elevation, central light fitting and single radiator.

BATHROOM



A neatly presented house bathroom that features a panel bath, pedestal washbasin, close coupled toilet, vinyl floor, tiled splashbacks, frosted uPVC double glazed window to the rear elevation, central light fitting and single radiator.

GARDENS

From the edge of the rear side of the property is a patio seating space, ideal for sitting out and relaxing or having a barbecue. From the patio a pebbled section, with raised flowerbeds, leads to a lawned area, perfect for children and pets to play. At the rear corner of the garden is a raised decked area, ideal for further seating or a hot

tub. The garden benefits from a storage shed along with being fully enclosed to all sides and with gated access to the front of the property.



PARKING



The property benefits from driveway parking to the front elevation for 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.



LOCATION

What3words: ///cattle.jaws.vision

Google Plus Code: P569+P4C Halifax

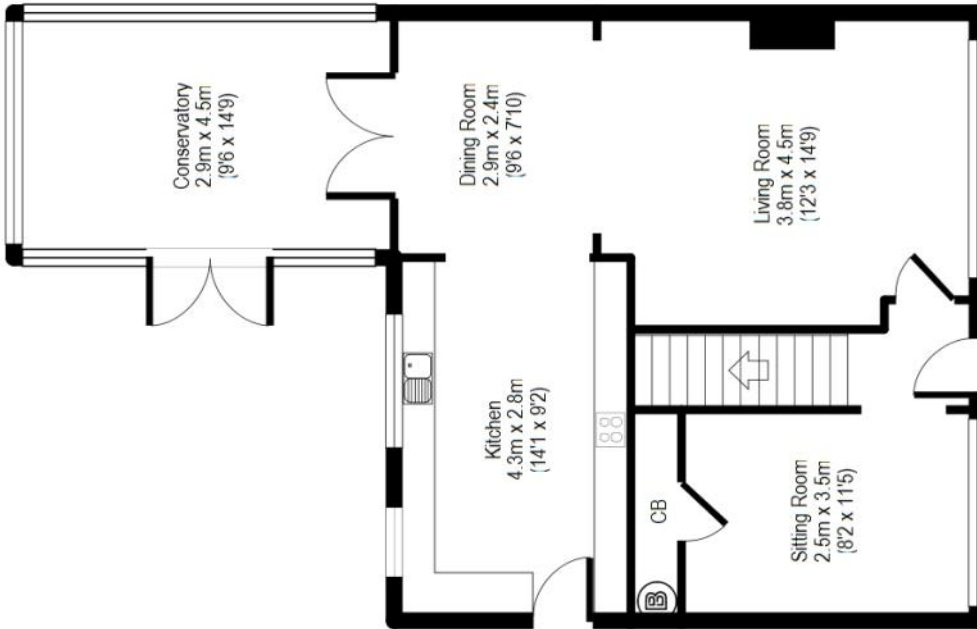
For sat nav users the postcode is: HX3 9UH

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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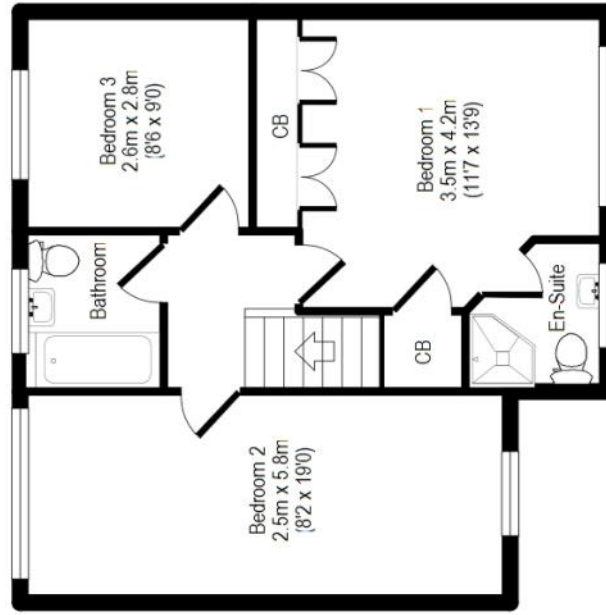
2 Withinfield Court, Southowram, HX3 9UH



Ground Floor

APPROX GROSS INTERNAL FLOOR AREA: 109 sq. m / 1167 sq. ft

First Floor



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.

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