

MARSH & MARSH PROPERTIES

32 Green Lane, Sowood, Halifax, HX4 9JL

£700,000



****ATTENTION ALL YOUNG/GROWING FAMILIES**** An extremely well-presented FOUR BEDROOM, DETACHED and long-term family home situated in the highly sought after location of Sowood. This spacious property boasts a versatile and unique layout which also offers a large amount of outdoor space to include a paddock. It is without doubt, a home that is perfect for any young/growing family as local schools are close by and the M62 corridor is only a few minutes' drive away. In brief, you will find an entrance hall, cloakroom, a spacious lounge with patio doors leading to the rear garden, an inner hallway, a four-piece suite in the house bathroom, four double bedrooms two of which have an ensuite, a large modern kitchen dining area, and a utility. Externally, there is a private driveway with space for more than four vehicles, an outbuilding/workshop, a stone patio/path and lawn areas leading around the property, and a field that is approximately an acre accessible via the driveway. An internal inspection is strongly advised to truly appreciate what this home has to offer.

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

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ENTRANCE HALL

Enter the property via a composite door into a well-presented spacious entrance hall equipped with a radiator.

CLOAKROOM

A modern suite comprises of a low flush toilet, a hand wash basin with splashback tiles, a radiator, and a double-glazed window.

INNER HALL

An inner hallway spanning the entirety of the property that provides access to a partially boarded loft as well as having three radiators and two double-glazed windows.

LIVING ROOM 5.4 x 7.1m (17'8 x 23'1)



A multifaceted lounge with ample space to make it your own with a large multi-fuel stove and underfloor heating to keep you cosy in the winter. This room provides access to a partially bordered loft as well as having two radiators, three large double-glazed windows to give the room an abundance of natural light, and double-glazed patio doors that lead to the rear garden.



DINING KITCHEN 5.2 x 7.2m (17'0 x 23'9)



A modern open plan kitchen and dining area perfect for hosting those large family gatherings. Within the kitchen area there is a wide range of wall and base units with a one-and-a-half bowl sink and chrome mixer tap. Along with an integrated dishwasher, fridge, freezer, and wine

cooler, there is a Rangemaster cooker and extractor fan. To flood the dining area with natural light there is 180-degree double-glazed windows, three Velux windows, and UPVC patio doors leading to the side garden. To complete this room there are two radiators and ceiling spotlights.



UTILITY



A useful room that has a range of fitted wall and base units as well as space and plumbing for a washer machine and dryer. There is a sink with a chrome mixer tap, ceiling spotlights, a radiator, and a double-glazed window.

BEDROOM ONE 3.7 x 5.1m (12'1 x 16'6)



A large double bedroom with wall panelling, a radiator, and a double-glazed window.

EN-SUITE

A three-piece suite comprising of a glass shower cubicle with rainfall and handheld power shower, a low flush toilet, and a wall mounted vanity sink.

The floor and walls are tiled. As well as having ceiling spotlights and an extractor fan there is a towel radiator and a double-glazed window.



A four-piece suite comprising of a freestanding bath, a large walk-in glass shower cubicle with a rainfall and handheld power shower above, a low flush toilet, and a vanity sink. Additionally, there are two towel radiators, ceiling spotlights, an extractor fan, and a double-glazed window.

BEDROOM TWO 3.0 x 3.7m (9'10 x 12'1)



BATHROOM 3.4 x 3.6m (11'1 x 11'9)



A double room with a fitted desk and wardrobes, coving, a radiator, and a double-glazed window.

BEDROOM THREE 3.2 x 5.2m (10'4 x 17'0)



A double room with a radiator, a double-glazed bay window, and a double-glazed window with views of the hillside.



EN-SUITE



A three-piece suite comprising of a shower cubicle with a glass shower screen and a handheld power shower above, a low flush toilet, and a vanity sink with splash back tiles. To complete this room there is a towel radiator, ceiling spotlights, and an extractor fan.

OFFICE / BEDROOM FOUR 4.2 x 5.5m (13'7 x 18'0)

A double room currently used as an office with tasteful fitted wooden cabinets and a corner desk. There is coving and two radiators as well as a double-glazed bay window and double-glazed window with views of the hillside.



EXTERNAL

Externally a stone-flagged pathway and lawn lead around three sides of the property. A large

driveway provides parking for several vehicles and there is approximately an acre of land to the rear.



split into two by a partition wall.



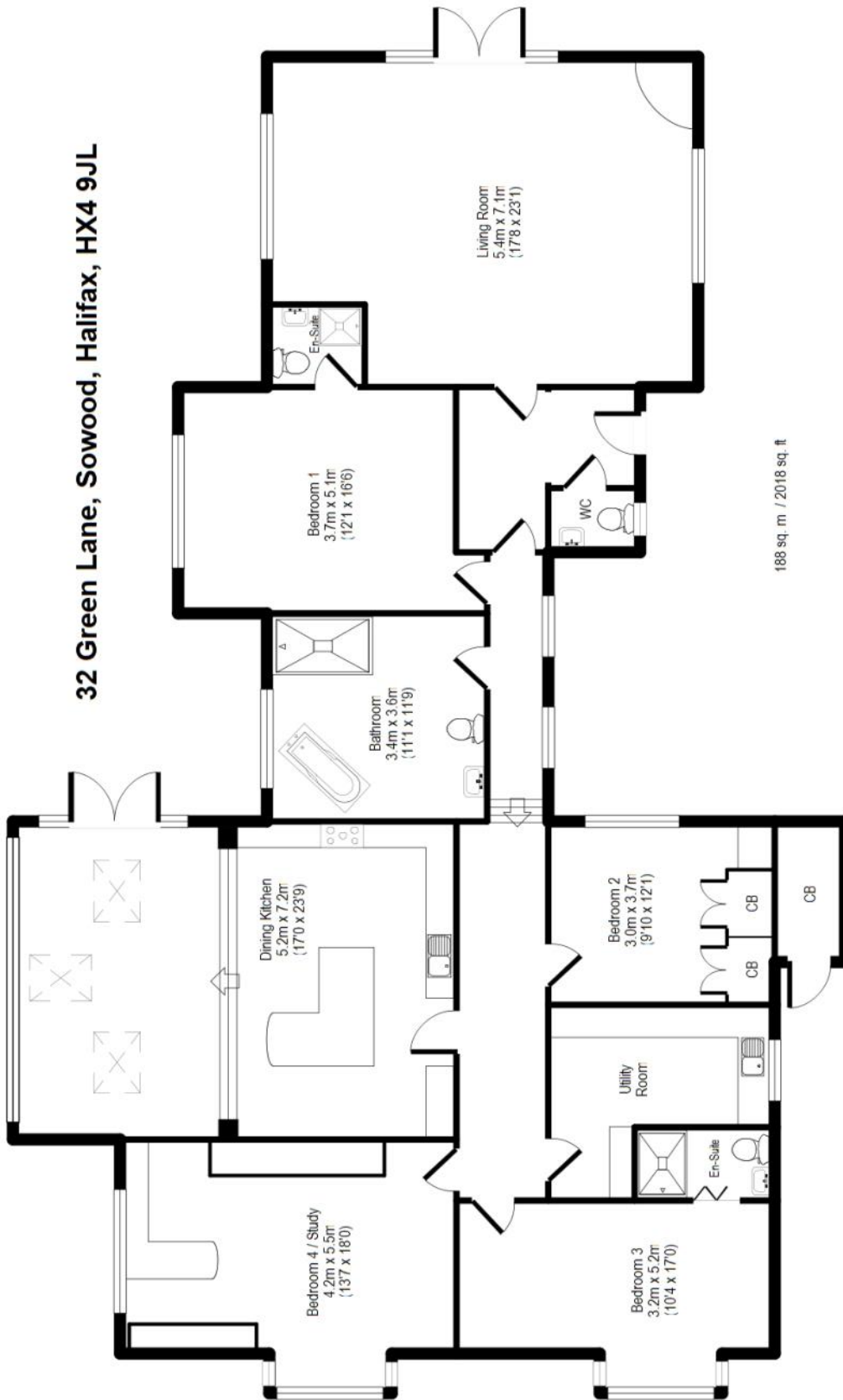
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OUTBUILDING

A useful outbuilding with power and light which is



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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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