

MARSH & MARSH PROPERTIES

Lawnswood, Willow Rise, Halifax, HX2 7LS

£450,000



A property such as this, with its outstanding potential, large surrounding gardens and quiet and private position, rarely becomes available on the open market. A truly stunning and exciting opportunity, all offered with the added advantage of NO CHAIN. If you are looking for that special something that is a real family home, with a delightful outlook, highly sought after surroundings and has a charming feel from the moment you arrive, this will be the house for you. The property benefits from a private double garage to the rear offering a secure parking space. The surrounding gardens offers a large and open space that is also private, creating the ideal place for family gatherings, children to play or to just sit back, relax and enjoy the view.

Internally the property will continue to impress with its large and spacious rooms throughout, albeit dated, which have been well looked after and which presents a charming property with a welcoming atmosphere. The house is light and bright throughout and offers an exciting potential that could become a true “forever home”. With its large and spacious living room, welcoming dining room, well-appointed kitchen, ground floor bedroom, ground floor shower room, sun room, conservatory, two bedrooms to the first floor, house bathroom, storage room and office space. Just step inside and you will immediately fall in love with this well-presented home.

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Benefitting from being only 5 minutes' drive from Sowerby Bridge as well as 10 minutes' drive from Halifax town centre; both with train stations. Also, there are both good primary and secondary schools all within a short commute. This property offers far reaching views, a spacious layout and a perfect position, in a highly sought after area.

Properties such as this are so rare on the open market that it certainly requires an immediate internal viewing, especially when offered with the added advantage of NO CHAIN.

From the front of the property a cottage style wooden door opens into the

KITCHEN



A well-appointed and laid out kitchen that offers a welcome reception into the property that also offers a highly functional space. There are laminated work surfaces to three sides offering plenty of work space, all with over or under counter cupboards and drawers. An alcove inset pantry offers additional storage. The room is well lit via numerous ceiling inset spotlights in addition to the natural light from the double glazed windows to the front elevation. With an inset

hob, inset oven, fitted microwave, wood laminate flooring, space for a fridge/freezer and a 1 ½ sink with mixer tap.



From the kitchen an opening leads directly into the

DINING ROOM



The perfect addition to the property, offering a place for family meals, entertaining or as a communal space. The dining room presents ample room for a large dining table along with additional furniture. The room is also dual aspect with uPVC double glazed windows to the side and front elevations. With a wood laminate floor, two central light fittings, under stairs storage, cornice

to ceiling, electric fireplace with a wooden hearth and mantelpiece and two single radiators.

From the dining room a wooden door opens into the

HALLWAY

With a carpeted floor and central light fitting.

From the hallway a wooden door opens into the

LIVING ROOM



A large and spacious living room that is bathed in natural light owing to its dual aspect nature with a double glazed window to the side elevation and a double glazed bay window that overlooks the

large and open rear gardens. The living room has a feature beamed ceiling and wooden stylings that present a traditional cottage style. An open fireplace, with stone hearth and wooden mantelpiece, offers a charming feature for the whole room. With a carpeted floor, cornice to ceiling, central light fitting and single radiator.



From the dining room a wooden door opens into

BEDROOM 1



A spacious master bedroom that offers space for a king sized bed along with additional bedroom furniture. The room receives plenty of natural light from a double glazed window to the side elevation and a set of windowed double doors

that open into the sun room. With a carpeted floor, single radiator, cornice to ceiling and central light fitting.



From bedroom 1 a set of double doors open into the

SUN ROOM



The sun room can also be accessed via the living room from a wooden and glass panel door. The sun room offers a charming place to sit, overlooking the gardens to the rear elevation. With its numerous leaded glazed windows and double doors that open out onto the patio area. With a tiled floor and central light fitting.

From the kitchen a wooden door opens into the

SHOWER ROOM



A rather modern and stylish shower room that has been well presented and makes excellent use of the space. With a walk-in style rainfall shower, pedestal washbasin, close coupled toilet, stainless steel towel radiator, airing cupboard, vinyl floor, stained glass window, Velux window, ceiling inset spotlights and an extractor fan.



From the hallway an opening leads into the

CONSERVATORY



A charming place to sit back and relax, situated at the side of the property in a private garden area, the conservatory provides a second access into the property from the front. With a tiled floor, double glazed windows to all sides, double glazed door and omni-directional ceiling spotlights.

From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor and central light fitting. The landing has a spacious storage area that goes into the eaves of the property that features a central light fitting and double glazed window.

From the landing wooden doors open into

BEDROOM 2



Another good sized bedroom again offering space for a king sized bed along with additional bedroom furniture. The room features two sets of fitted wardrobes in addition to a fitted window seat and a beamed ceiling. With a carpeted floor, double glazed window to the rear elevation, central light fitting, wall mounted light fitting and single radiator.

BEDROOM 3

A generous double bedroom with a carpeted floor, single radiator, central light fitting, double glazed window to the front elevation and a window that overlooks the internal central staircase.

BATHROOM



A spacious and open bathroom with a stained glass, double glazed, window to the far end that

creates a charming feature. With a free standing bowl style bath, pedestal washbasin, close coupled toilet, cupboard storage, ceiling inset spotlights, stainless steel towel radiator, corner shower cubicle, tiled floor, tiled walls and extractor fan.

From the bathroom a wooden door opens into the

OFFICE/STORE



A unique addition to the property offering an ideal hidden office space or store room. The space currently has a fitted cupboard to one end. With a carpeted floor, central light fitting and double glazed window to the side elevation.

GARDENS



The real pièce de résistance of the property are the large and surrounding gardens. The property's location, at the top of the "triangle", means it features an elevated and private position. The gardens, to the rear of the property, are fully

enclosed and feature a large lawned area and rockery style garden that leads up to a patio around the rear edge of the property. The garden is ideal as a family garden or a place to entertain or even for pets to play. At the rear of the garden is a wooden summer house offering a place to sit or additional storage space.



The rockery section of the garden features a pond with a wooden bridge, offering a charming backdrop. The garden banks around the house and features a crazy-paved patio, to the front of the property, with a path leading up to a gate to the front elevation and roadside.

PARKING & GARAGE



To the front of the property is a double garage offering a secure parking space. There is additional storage under the garage, accessed via a wooden door.

GENERAL



The property has the benefit of all mains services,

gas, electric and water with the added benefit of uPVC double glazing and gas central heating.



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.

TO VIEW

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

LOCATION

What3words: ///racing.pans.swing

Google Plus Code: P3CX+4RQ Halifax

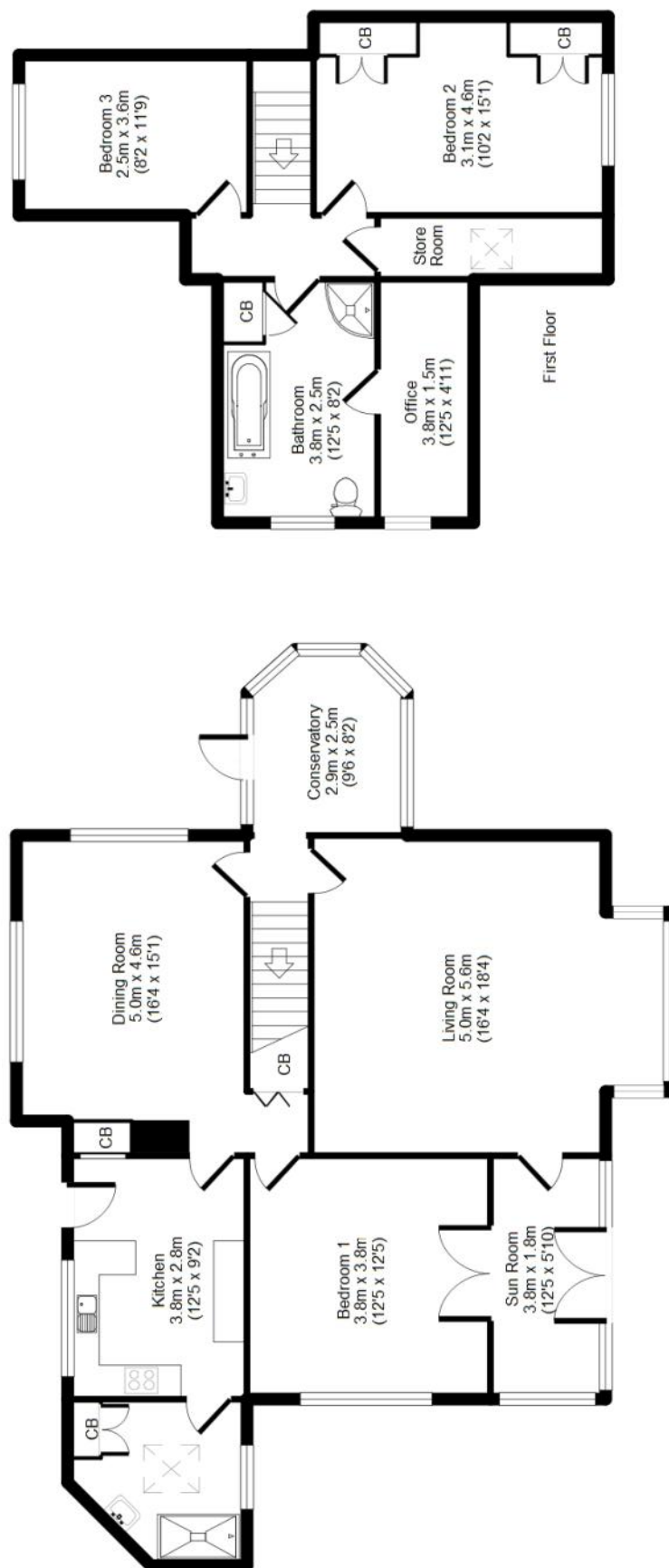
For sat nav users the postcode is: HX2 7LS

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

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Ground Floor

APPROX GROSS INTERNAL FLOOR AREA: 141 sq. m / 1517 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.

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