

MARSH & MARSH PROPERTIES

Holly Cottage, 37-39 Hough, Northowram, HX3 7BU

£525,000



Rarely do properties of this style and quality become available on the open market. A four bedroomed, detached, cottage; situated in the highly sought after Northowram village, at the head of the Hough, nestled away in a private setting, away from the roadside and surrounded by hedge and trees to create a private and secluded spot. Its pleasant surroundings feature a twin patio and lawned garden to the front elevation, an ideal place to sit back and relax in its quiet and peaceful location. To the rear of the property is a brick paved patio garden offering an ideal place to sit out or have a barbeque. If you are looking for that special and unique something, this will certainly be the property for you.

Internally the property is offered in a good condition throughout, with a charming style that is in character with the cottage and, therefore, offering the opportunity to move in with little to no work required. Its warm and welcoming style, and colour scheme, is in keeping throughout to create an eclectic property that will certainly impress. With its large and open living room, dining/sitting room, reading room, office, well-appointed kitchen, utility room, four bedrooms (one with en-suite) and house bathroom. This property, albeit being a cottage, offers a generous amount of space throughout, ideal for a growing family or professional couple looking for that special something.

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

Owing to the unique nature of the property, its warm and welcoming atmosphere and highly sought after residential location, an appointment to view is essential in order to fully appreciate this charming home.

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

UTILITY ROOM



A good entrance area keeping a barrier from the main areas of the property when you step inside as well as the ideal location to store coats and shoes. With a laminated work surface, plumbing for a washing machine, tiled floor, central light fittings and a uPVC double glazed window to the rear elevation.

From the utility room a uPVC double glazed door opens into the

KITCHEN

A beautifully presented, cottage style, kitchen that will certainly impress and delight any culinary enthusiast. A high quality kitchen with its granite work surfaces, over and under counter cupboards and drawers, as well as the wooden feature trim and spindles that offers a real cottage feeling. An

alcove inset large range cooker unit, with wooden surround and extractor, creates a fantastic feature. With a splashback tile, tiled floor, two uPVC double glazed windows to the front and side elevations, ceiling inset spotlights, beamed ceiling, fitted fridge, fitted freezer and an inset porcelain sink with stainless steel mixer tap.



From the kitchen a wooden door opens into the

READING ROOM



A charming reading nook, located to the rear of the living room, boasting an inset bookshelf and cupboard storage space creating the ideal place to sit back and relax. With a solid wood floor, double radiator, ceiling inset spotlights and a uPVC double glazed window to the rear elevation.

From the reading room an opening leads directly into the

LIVING ROOM



A large and open living room that presents the

ideal place to sit back and relax. Its large and wall length bi-folding doors presents the ideal vantage point of the garden as well as a way to bring the outside in during the summer months. A large fireplace, with stone surround and hearth, offers the perfect central feature for the room. To the opposite side of the room the whole wall has an exposed stone feature adding to the charm of this room. With a beamed ceiling, ceiling inset spotlights, single radiator and wooden floors.



From the living room a wooden door opens into the

DINING/SITTING ROOM

An ideal multi-purpose space, perfect for a dining room, or sitting room, or both as is currently used.

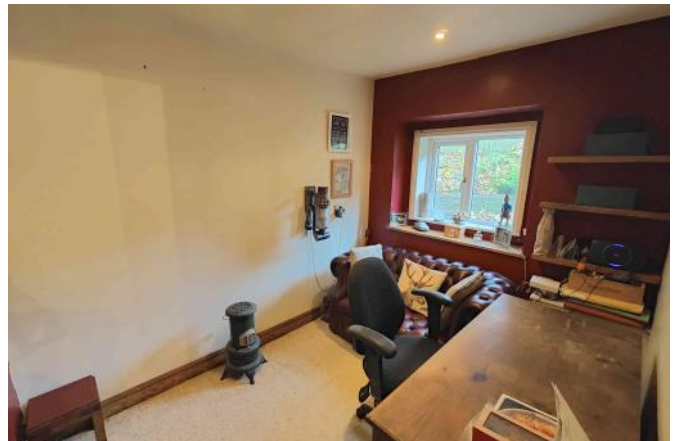


a multi-fuel stove, on a stone hearth and with wooden mantelpiece, creating the ideal central feature. With a wooden floor, beamed ceiling, covered radiator, central light fitting, uPVC double glazed windows to the front elevation and composite door leading to the front garden.



From the rear of the dining/sitting room a wooden door opens into the

OFFICE & STORE



The room has a true warm and inviting décor that is well in keeping with this property. With ample space for a seating area and dining table along with additional furniture. The room benefits from

The perfect work from home office room, offering ample space for a desk, sofa and additional furniture. The office has a door that opens into a generous storage area to the side. With a carpeted floor, uPVC double glazed window to the

side elevation, ceiling inset spotlights and telephone access point.

From the living room a carpeted staircase leads up to the

LANDING

With a carpeted floor, two central light fittings, two uPVC double glazed windows to the rear elevation and fitted cupboard storage space.

From the landing a wooden door opens into

BEDROOM 1



Accessed via a small ante-room with its own cupboard storage, the master bedroom offers

ample space for a double bed along with additional bedroom furniture. A set of fitted wardrobes, to one side, offers additional storage space. The room has an exposed stone wall feature, around the uPVC double glazed window, to the front elevation. With a central light fitting, carpeted floor and single radiator.



From bedroom 1 an opening leads into its

EN-SUITE



A beautifully presented en-suite shower room. The room has an open style wet room rainfall shower at the far end, with full height tiled walls, tiled floor, modern spiral style towel radiator, bowl washbasin, close coupled toilet, uPVC double

glazed window to the side elevation and ceiling inset spotlights.

From the landing wooden doors open into

BEDROOM 2



Another spacious bedroom that again offers space for a double bed along with additional bedroom furniture. With a carpeted floor, omni-directional ceiling spotlights, uPVC double glazed window to the front elevation and a single radiator.

BEDROOM 3

A good sized third bedroom, with space for a double bed. With a carpeted floor, omni-directional ceiling spotlights, uPVC double glazed

window to the rear elevation, beamed ceiling and a single radiator.



BEDROOM 4



An ideal guest room or child's bedroom, with a wooden floor, omni-directional ceiling spotlights, uPVC double glazed window to the side elevation, beamed ceiling and a single radiator.

BATHROOM

A beautifully finished house bathroom, offering the ideal place to relax after a long day. With a tiled panel bath, low flush toilet, pedestal washbasin, frosted uPVC double glazed window to the side elevation, ceiling inset spotlights, tiled

floor, tiled walls and a stainless steel towel radiator.



GARDENS



To the front of the property is the raised and private gardens. The ideal place to sit out as the garden has hedge and shrub surround creating a private and secluded area. To the edge of the

property, and one side of the garden, is a patio seating area. From the patio is a lawned area that leads down to a further patio seating space. Its raised nature offers charming views whilst enhancing the privacy of the property.

To the rear and side of the property is a brick paved garden area that offers further space to sit out and relax.



PARKING

A single garage offers a secure parking space for a car.

To the side of the property there is more than ample on street parking.

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.

TO VIEW

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

LOCATION

What3words: ///giant.beside.push

Google Plus Code: P5M8+6X2 Halifax

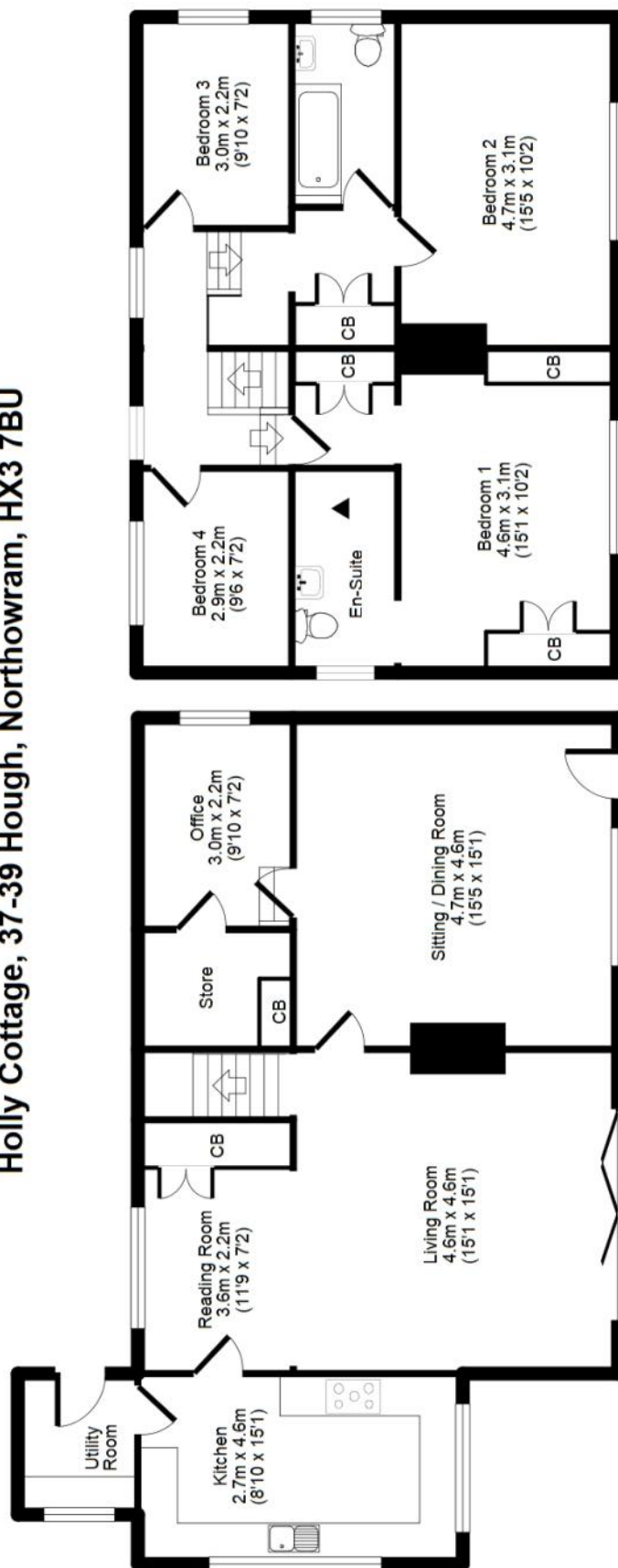
For sat nav users the postcode is: HX3 7BU

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.

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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 142 sq. m / 1531 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. 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.

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