

MARSH & MARSH PROPERTIES

Roundwindows, Pule Green Lane, Pule Hill, Halifax, HX3 6TY

£750,000



This unique and intriguing property called “Round Windows”, situated in its own postcode, certainly IS that special something you have been waiting for. It is also offered with the rare opportunity to purchase with NO CHAIN. The property is situated on the Calder Valley side, overlooking Halifax, in one of the most ideal vantage point locations, offering panoramic views of the countryside and town beyond. Approached down a private drive, nestled away, you would not know the property was there. When you arrive you are led into a large forecourt that offers ample parking for 5 cars with an additional two parking spaces in the large detached garage to the side of the property.

The raised garden, to the other side of the property, is positioned to make the most of the stunning far reaching views. On a sunny day this is a real sun trap, ideal to sit out and relax or to have a barbeque. A large patio forecourt leads down to the far end where a large summer house has been constructed. The summer house is currently used as a gym but would be ideal for a work from home office or studio, especially owing to the wall length bi-folding doors with stunning valley views.

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Internally the property has a charming cottage style throughout, all in good condition, offering a property that is ready to move into. The house offers some fantastic original features such as beamed ceilings, boxed cornice and its namesake - the front facing "Round Windows". With a warm and welcoming living room, large and spacious dining room, well-presented office/sitting room/5th bedroom, large and bright conservatory, well-appointed kitchen, neatly presented utility room, four good sized bedrooms, house bathroom, and shower room.

The property is situated just on the outskirts of Halifax town centre presenting excellent transport links. Halifax train station provides excellent train connections to the local area including access to the Grand Central train service. The M62 is just a short 15 minute drive away providing easy access to the major cities of Leeds, Manchester and Bradford. It is also situated within easy access to the outstanding grammar schools and good primary schools in the local area.

Owing to the unique nature of this property, its stunning outlook, charming internals and ample parking, all with the added advantage of NO CHAIN, an appointment to view is essential.

From the rear of the property a wood effect uPVC double glazed door opens into the

UTILITY ROOM



Currently utilised as the main access to the property the utility room offers the ideal reception. Numerous wall length cupboards offers the perfect storage space for coats and shoes. The whole room is light and bright owing to numerous ceiling inset spotlights in addition to the

frosted uPVC double glazed window to the rear elevation. With a slate floor, solid oak work surfaces, inset porcelain sink, stainless steel tap, plumbing for a washing machine and tiled splashbacks.

From the utility room a wooden door opens into the

KITCHEN



A beautifully presented kitchen, featuring a large "U" shaped set of solid oak work surfaces all with over or under counter cupboards and drawers. Your eyes are immediately drawn to a stained glass window, to the rear elevation, that offers a fantastic and unique feature for the kitchen. With

a large range style cooker unit, large stainless steel extractor hood, slate floor, tiled splashbacks, numerous ceiling inset spotlights, uPVC double glazed window to the side elevation, single radiator, under cupboard down lights, space for a fridge/freezer and an inset stainless steel sink with stainless steel mixer tap.



From the kitchen a wooden door opens into the

DINING ROOM



A generous and well-presented dining room, offering plenty of space for a long dining table; perfect for family gatherings, entertaining and functions. The dining room features an inset multi-fuel burning stove, with a wooden mantelpiece,

that offers a charming feature for the whole room. There is an under stairs storage cupboard to one side. The room benefits from a boxed cornice ceiling, two uPVC double glazed windows to the front elevation, wooden floor, two radiators, dado rail and central light fitting.



From the dining room a wooden door opens into the

LIVING ROOM



A warm and welcoming living room that has a cosy cottage style décor, whilst offering more than ample space for a three piece suite. The room has plenty of features that will impress and delight, along with its beamed ceiling, exposed stone walls

(with inset shelving) and storage cupboard. The main feature of the room is the large multi-fuel stove, on a tiled hearth and with wooden mantelpiece, that really finishes the room. With a wooden floor, central light fitting, two radiators, two uPVC double glazed windows to the front elevation and a television access point.



From the living room a wooden door opens into a small hallway. The hallway has a wooden floor, central light fitting, uPVC double glazed window to the rear elevation and corner cupboard. From the hallway wooden doors open into the

STUDY / OFFICE / SITTING ROOM/5th BEDROOM

This multi-purpose room is ideal for a growing

family or professional couple. Perfect for use as a work from home office, second reception room or as a reading room. The space is well illuminated owing to the dual aspect nature with its uPVC double glazed windows to the front and side elevations. Again, this room features a multi-fuel stove, on a modern hearth, which can easily heat this room. With a wooden floor, single radiator, beamed ceiling and wall mounted light fittings.



WC

A highly useful addition to the property, providing ground floor facilities. With a wooden floor, pedestal washbasin, low flush toilet, wood panel half height walls, frosted uPVC double glazed window to the rear elevation and a central light fitting.



A rather large conservatory, surrounded by uPVC double glazed windows to three sides, offering the perfect place to sit back and enjoy the stunning views. There is more than ample space for a three piece suite offering another reception room. With a wooden floor, central light fitting, uPVC double glazed French doors opening to the side garden, two radiators, air conditioning unit and television access point.

From the dining room carpeted stairs lead up to the

From the dining room a wooden door opens into the

CONSERVATORY



LANDING



A large, long and “L” shaped landing that offers access throughout the top floor of the property. The landing features the first of the “Round Windows” that is the property’s namesake. With four central light fittings, single radiator, carpeted floor and two uPVC double glazed windows to the front and side elevations.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom that offers plenty of space for a king sized bed along with additional furniture. The room has a set of fitted wardrobes

offering additional storage space. The room is also dual aspect with uPVC double glazed windows to the front and side elevations (with one being a round window to the front). With a carpeted floor, beamed ceiling and single radiator.



BEDROOM 2



Another good sized bedroom, again offering space for a king sized bed along with additional bedroom furniture. With a carpeted floor, wall mounted light fittings, beamed ceiling, feature cast iron fireplace, single radiator and two uPVC double glazed feature round windows.

BEDROOM 3



A well-presented third bedroom, offering space for a double bed. The room has a set of fitted wardrobes to one side. With two uPVC double glazed windows to the rear elevation, two Velux windows, ceiling inset spotlights, carpeted floor and single radiator.

BEDROOM 4



A generous fourth bedroom, again another room featuring a cast iron fireplace. With a carpeted floor, fitted cupboard, central light fitting, loft access hatch, single radiator and uPVC double glazed round window to the front elevation.

BATHROOM



A neatly laid out house bathroom that makes excellent use of the space on offer. With a tiled panel bath, pedestal washbasin, electric shower cubicle, low flush toilet, tiled floor, tiled walls, ceiling inset spotlights, extractor fan, heated towel rail and a uPVC double glazed window to the side elevation and a single Velux window.

SHOWER ROOM



A well laid out shower room, offering further top floor facilities. With an alcove inset shower, pedestal washbasin, low flush toilet, ceiling inset spotlights, wooden floor, tiled splashbacks, Velux window, heated towel rail and a frosted uPVC double glazed window to the side elevation.



GARDENS



To the side of the property, elevated in a lofty position and overlooking the far-reaching views, is the large patio garden; the ideal place to sit back and relax, enjoy the view and have a barbeque. The garden is bordered on either side by shrub bush creating a charming surround. The patio leads to a decked area, to the front of the summer house, offering another ideal vantage point

seating space.



SUMMER HOUSE / GYM



A beautiful addition to the property, accessed from the rear of the garden via aluminium double

glazed French doors, the room has a large set of aluminium bi-folding doors that present the ideal view over the valley as well as a set of aluminium double glazed windows, to the side elevation, offering plenty of natural light. The perfect place for a home gym, work from home office or as a studio. The room has numerous ceiling inset spotlights, air conditioning, walnut vinyl plank flooring and rear storage cupboard. The summer house also features a plumbed WC, ideal for guests to use from the garden area. With a close coupled toilet, solid walnut work surface, inset porcelain washbasin, frosted aluminium double glazed window to the rear elevation and central light fitting.





PARKING & GARAGE



To the side of the property is a large forecourt paved with traditional Yorkshire stone sets offering ample parking space for 5 cars.

To the rear of the forecourt is the double garage. Accessed via a roller shutter to the front elevation or uPVC double glazed door to the side elevation. The garage has a concrete floor, six strip lights, roof storage space and two frosted uPVC double glazed windows to the side elevations.



GENERAL



The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, single vehicle charging point, fitted alarm system and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh

& Marsh Properties on 01422 648400.

LOCATION



What3words: ///noise.digit.milk

Google Plus Code: P4RM+982 Halifax

For sat nav users the postcode is: HX3 6TY



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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APPROX GROSS INTERNAL FLOOR AREA: 232 sq. m / 2492 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 of any contract or warranty. (c) Marsh & Marsh Properties

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