

MARSH & MARSH PROPERTIES

Last House, 23 Marsh Lane, Southowram, HX3 9NR

£700,000



****ATTENTION ALL YOUNG/GROWING FAMILIES**** A stunning SIX DOUBLE-BEDROOM executive, detached family home, nestled in the desirable area of Southowram. Securely accessed via an electric gated entrance shared with just one other property, this beautifully presented home offers modern, stylish bathrooms and generous living spaces throughout. Finished to a high standard, the home features white oak skirting, doors, and architraves. The ground floor welcomes you with an inviting entrance hall, featuring an open staircase and a convenient W/C. The heart of the home is the modern open-plan dining kitchen, perfect for family gatherings and entertaining, seamlessly flowing into a bright summer room. A useful utility room and an integral double garage add to the home's practicality. On the first floor, the landing leads to four spacious double bedrooms, including a luxurious master suite with a dressing room and en-suite. A stylish house bathroom completes this level. The second floor offers two additional large double bedrooms and a contemporary shower room, providing excellent flexibility for family living. Externally, the property boasts a private driveway with ample parking, as well as a secure, enclosed rear garden featuring a flagged patio and low-maintenance artificial turf—ideal for outdoor enjoyment. An internal inspection is highly recommended to fully appreciate all this fantastic home has to offer.

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ENTRANCE HALL



Enter through a composite door into a welcoming entrance hall, featuring solid white oak flooring and an elegant open staircase with a matching white oak banister. The space is complemented by a traditional radiator and UPVC windows, adding both style and practicality.

W/C

The W/C features a low-flush toilet and a wash basin with stylish splashback tiles. Finished with solid white oak flooring, a traditional towel radiator, an extractor fan, and ceiling spotlights.

LIVING ROOM 5.5 x 6.7m (18'0 x 21'11)



A spacious and inviting lounge, featuring a large

UPVC bay window and two additional UPVC windows, providing an abundance of natural light. The room is complemented by traditional radiators and a charming fireplace with a gas fire, creating a warm and cozy atmosphere.

DINING KITCHEN 11.4 x 3.6m (37'6 x 11'9)



A beautifully designed modern fitted kitchen, featuring a sink with a chrome mixer tap and high-quality appliances, including an integrated Smeg dishwasher, built-in Stoves cooker with splashback tiles and extractor fan, microwave, and an American-style fridge freezer. Enjoy an enhanced audio experience with a built-in Sonos speaker system. The space is finished with solid white oak flooring, traditional radiators, ceiling spotlights,

and UPVC windows, creating a bright and stylish setting perfect for both everyday family life and entertaining.



A bright and airy summer room, ideal for relaxation, featuring solid white oak flooring and tall traditional radiators. Surrounded by UPVC windows on three sides, this space is flooded with natural light and seamlessly connects to the rear garden through UPVC patio doors, creating a perfect indoor-outdoor flow.

UTILITY 2.0 x 3.6m (6'6 x 11'9)

A useful utility room featuring fitted wall and base units with a sink, chrome mixer tap, and splashback tiles. Designed for convenience, it offers space and plumbing for a washing machine and dryer. Additional features include a traditional radiator, a composite side door, and a UPVC window.



INTEGRAL GARAGE 5.5 x 5.7m (18'0 x 18'8)

A spacious integral garage featuring an electric up-and-over door for easy access. The garage houses the combination boiler and hot water tank, with power and lighting for added convenience. Secure internal access leads directly into the utility room, enhancing practicality.

LANDING



SUMMER ROOM 3.7 x 3.4m (12'1 x 11'3)



A generous landing featuring an open staircase and a traditional radiator, providing access to four spacious bedrooms, the house bathroom, and stairs leading to the second floor. A UPVC window with far-reaching views enhances the space, complemented by a solid white oak windowsill for a stylish finish.

MASTER BEDROOM 5.5 x 4.1m (18'0 x 13'5)

A beautifully appointed master suite, featuring a radiator and a UPVC window with a solid white oak sill, allowing for ample natural light. This elegant space also includes a private dressing room and a stylish en-suite, offering both comfort and style.

and convenience.



BEDROOM TWO 5.5 x 4.9m (17'10 x 16'0)



DRESSING ROOM



A well-designed dressing room, featuring ceiling spotlights, along with hanging rails to maximize storage and organisation.

EN-SUITE

A stylish three-piece en-suite, featuring a tiled shower cubicle with a glass shower screen and handheld shower, a low-flush toilet, and a vanity sink unit with splashback tiles. The space is completed with a tiled floor, a chrome towel radiator, an extractor fan, and ceiling spotlights. A UPVC window with a solid white oak.



A large double bedroom, featuring wood-effect laminate flooring, a radiator, and a UPVC window with solid white oak sill, allowing for ample natural light.

BEDROOM THREE 5.5 x 4.9m (17'10 x 16'0)





A generously sized double bedroom, featuring a radiator and a UPVC window. The window is elegantly finished with a solid white oak sill.

BEDROOM FOUR 5.5 x 3.6m (18'0 x 11'9)



A large double bedroom, featuring a radiator and a UPVC window with solid oak sill that boasts far reaching views.

BATHROOM 3.2 x 2.5m (10'5 x 8'2)

A beautifully designed four-piece suite, featuring a bathtub, a glass shower cubicle with a handheld power shower, a low-flush toilet, and a sleek vanity sink unit. The space is enhanced by a tiled floor and partially tiled walls, complemented by ceiling spotlights, a traditional radiator, an

extractor fan, and a UPVC window.



LANDING

A well-lit landing area, featuring a Velux window and provides access to two spacious bedrooms and a modern shower room.

BEDROOM FIVE 5.5 x 4.7m (18'0 x 15'5)



A large double bedroom, featuring two radiators, ceiling spotlights, and two Velux windows. Additional under-eave storage offers practical space, making this room both functional and comfortable.

SHOWER ROOM



A well-appointed three-piece suite, featuring a shower cubicle with a handheld shower, a low-flush toilet, and a double vanity sink unit. The room is finished with chrome towel radiator, tiled walls and floor, and ceiling spotlights for a sleek and contemporary look. An extractor fan and Velux window provide excellent ventilation.

BEDROOM SIX 5.6 x 4.7m (18'2 x 15'5)



A large double bedroom, featuring two radiators and two Velux windows, along with a charming circular window offering picturesque views. The room also includes fitted wardrobes for ample storage and under-eave storage, adding practicality.

EXTERNAL



An electric gate provides secure access to the property, shared with just one neighbour. A shared driveway leads to your private drive, offering ample parking space for multiple vehicles. To the front, there is a charming porch with a stone archway, a mosaic-effect tiled floor, and ceiling spotlights, creating a welcoming entrance. There is access via a flagged passageway around

both sides of the property, leading to the rear garden. The rear garden is fully enclosed, featuring stone-flagged areas and a low-maintenance artificial grass area, providing a perfect space for outdoor enjoyment.



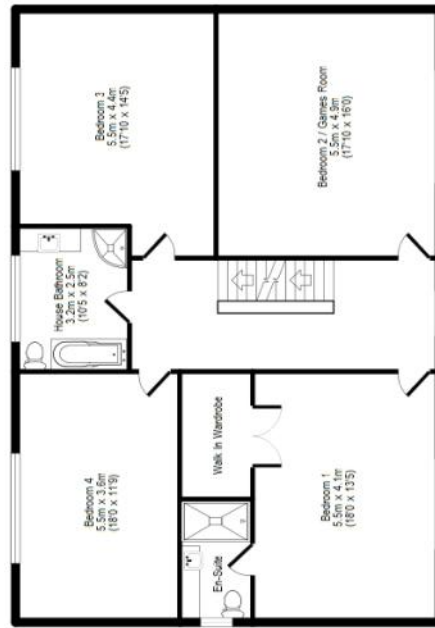
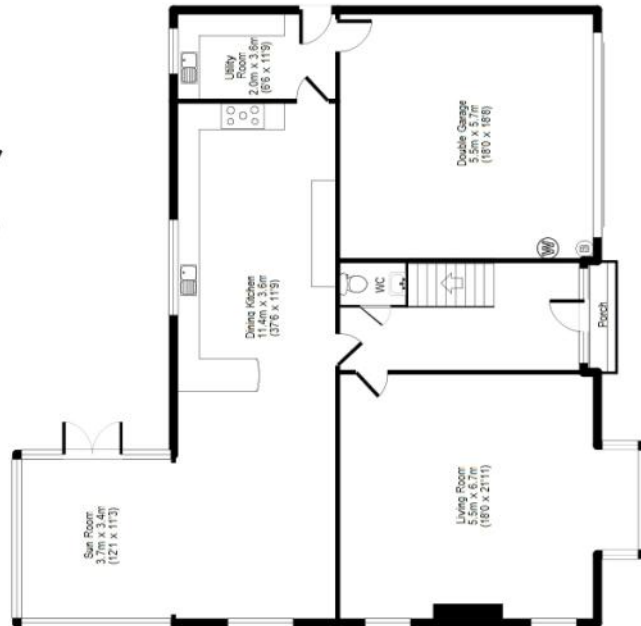
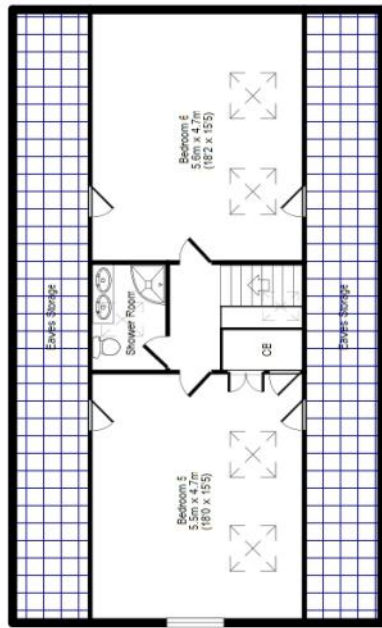
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374 sq. m / 4018 sq. ft



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 inspection of the property to determine 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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