

MARSH & MARSH PROPERTIES

13 Baxter Lane, Northowram, HX3 7EF

£249,950



If you are looking for a delightfully presented property, this will be of special interest. This three bedroomed cottage is situated out of the way, in the charming Northowram village, in a highly sought after location; an ideal home for any family or professional couple looking for something special. The house features a patio garden to the front elevation that is ideal to sit out and relax. Currently there is ample on street parking to the front elevation, however, a small portion of the garden could be converted into additional private parking.

Its position, being close to Northowram village, means this property benefits from being in the heart of the local community; benefitting from all the shops and services in the local area, including restaurants, bars and local medical centre. Anyone wanting a charming, well-connected position will find this property of special interest.

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

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Internally the property is presented in immaculate condition, with a modern décor whilst keeping some of the charming original features of the building. If you are looking for something that is offered in a ready to move in condition, this will be of particular interest. The property features a large and spacious living room, welcoming entrance hallway, modern and stylish dining kitchen, three good sized bedrooms and a modern house bathroom.

Its location benefits from being well connected with ample bus routes within walking distance and within 10 minutes' drive of Halifax town centre. The property is also within a short 15-minute drive from the M62 motorway, providing quick access to the major cities of Leeds, Bradford and Manchester. The property is also close to outstanding primary and secondary schools. The Halifax train station provides excellent connections to the surrounding area in addition to the Grand Central train service.

Owing to the large amount on offer with this cottage style property, its sought-after location and realistic asking price, an early appointment to view is essential in order to fully appreciate this welcoming home.

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

HALLWAY

The welcoming and spacious entrance hallway offers a charming first impression upon stepping inside. With its wood laminate flooring, central light fitting, single radiator, cornice to ceiling and alarm control panel.

From the hallway wooden doors open into the

LIVING ROOM

A beautifully spacious, light and bright living room that is bathed in natural light owing to the uPVC double glazed windows to the front elevation. The room is presented with an in-keeping beamed ceiling that complements the stylish décor. A wood burning stove, on a stone hearth and with a wooden mantelpiece, creates a fantastic central feature for the whole room. With a wood laminate floor, double radiator, central light

fitting, cornice to ceiling and television access point.



DINING KITCHEN



A large dining kitchen, again presented with a bright and modern décor. The kitchen features a dual aspect owing to two uPVC double glazed windows to the front elevation and one to the side that provides ample natural light. To one side of the room there is plenty of space for a large family dining table. To the opposite side is a "U" shaped set of laminated work surfaces with over and under counter cupboards and drawers. With an integrated hob, extractor hood, integrated dual oven, double radiator, wood laminate flooring, ceiling inset spotlights, fitted fridge, fitted freezer and a stainless steel sink with stainless steel mixer tap.



From the hallway carpeted stairs lead up to the

LANDING

A long carpeted landing with spotlights, central light fittings and a beamed ceiling.

From the landing wooden doors open into

BEDROOM 1



This charming master bedroom offers ample space for a double bed along with additional bedroom furniture. With a double glazed Velux window, uPVC double glazed window to the front elevation, single radiator, carpeted floor and central light fitting.

BEDROOM 2



Again, this is another good sized bedroom offering

space for a double bed. A set of fitted cupboards provides ample additional storage space. With a double glazed Velux window, uPVC double glazed window to the front elevation, single radiator, carpeted floor and central light fitting.



BEDROOM 3



An ideal room for a child's bedroom, work from home office or guest room. With a uPVC double glazed window to the front elevation, single radiator, carpeted floor and central light fitting.

BATHROOM



This well laid out house bathroom makes excellent use of the space on offer to create a highly functional space. With a panel bath, corner

shower cubicle, pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the side elevation, ceiling inset spotlights, stainless steel towel radiator, splashback tiling, vinyl flooring and an extractor fan.



GARDEN

To the front elevation there is a wooden picket fence creating an enclosed front patio garden; ideal to sit out and relax. To the far side of the garden a wooden hut provides additional storage space.



PARKING

To the front of the property there is 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, fitted alarm system and gas central heating.

TO VIEW

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

DIRECTIONS

From the centre of Northowram head towards Northowram Primary School on Lydgate and after 0.1 miles turn right onto Baxter Lane. After 110m the property will be located on your left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

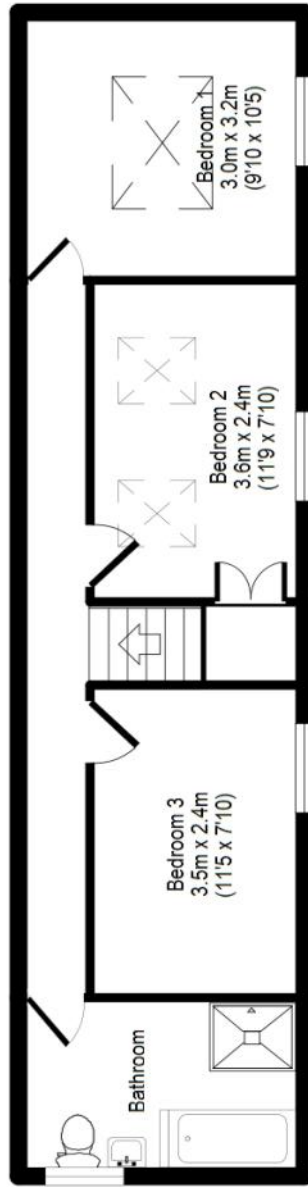
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MORTGAGE ADVICE

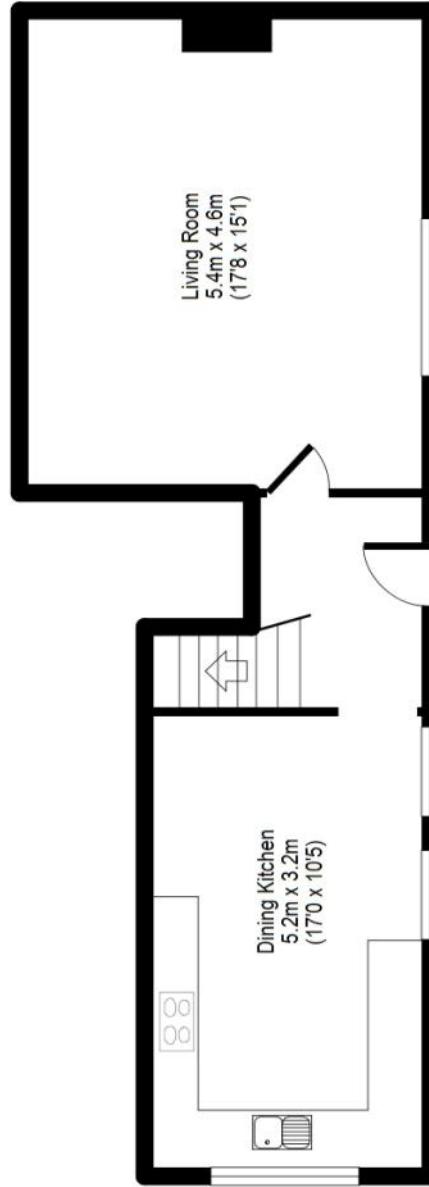
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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First Floor



Ground Floor

APPROX GROSS INTERNAL FLOOR AREA: 89 sq. m / 959 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 any contract or warranty.

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