

MARSH & MARSH PROPERTIES

Bank Top House, 25 Marsh Lane, Southowram, HX3 9NR

£875,000



**** DON'T MISS THIS STUNNING 5/6 BED LUXURY DETACHED HOUSE**** Built by the current owners for their family to grow up in. This unique home, constructed to a very high standard, requires further inspection to show exactly what it has to offer. Situated in the Bank Top area of Southowram the property shares a gated access with just one other property. Designed with family life in mind, the property features two ensuite bedrooms, a well-appointed dining kitchen, and a spacious lounge, perfect for entertaining or relaxing. The entire ground floor benefits from underfloor heating, ensuring comfort throughout. The property boasts an enclosed rear and side garden, providing a safe and private outdoor space. This exceptional family home welcomes you with a magnificent grand entrance hall, leading to a spacious lounge with a multifuel stove, bespoke dining kitchen with handmade oak wall and base units, an occasional bedroom, rear entrance, utility room, shower room, a side entrance, boot room, and a study. A wonderful and stunning open staircase leads to the first floor which features a mezzanine landing with a laundry chute leading to the utility room, four large double bedrooms, including a luxurious master bedroom with a dressing room and a four piece ensuite bathroom, as well as an additional ensuite bedroom. On the second floor, you will discover a vast games room/bedroom, offering endless potential to be transformed into a stunning master bedroom suite or a self-contained granny flat. Externally, the property boasts a flagged patio and lawn area to the front, along with ample parking for multiple vehicles and a detached double garage. A side passageway leads to the enclosed rear garden, featuring both patio and lawn areas, mirrored by the spacious side garden. An internal inspection is highly recommended to fully appreciate the scale and elegance of this remarkable home.

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GRAND ENTRANCE HALL



A breath-taking grand entrance which is fit for a Queen, featuring a large UPVC archway and composite front door that makes a stunning first impression. The space is further elevated by a bespoke oak bifurcated staircase that leads up to a mezzanine landing, ceiling spotlights, and beautiful limestone floor tiling with underfloor heating, seamlessly setting the tone for this elegant home.

LIVING ROOM 5.2 x 6.2m (17'2 x 20'2)

A spacious lounge brimming with character, boasting exposed wooden ceiling beams and a large fireplace with an exposed wooden beam. A multi-fuel stove sits against an exposed stone

backdrop, creating a sophisticated yet cozy ambiance. Natural light floods the space through UPVC windows and three floor-to-ceiling UPVC windows on one side, enhancing the sense of openness.



DINING KITCHEN 50.5 x 5.4m (34'5 x 17'10)



A stunning bespoke handmade 30mm in-frame oak kitchen, perfectly complemented by beautiful limestone tiling flowing from the entrance hall.

The kitchen is equipped with a sink with a chrome mixer tap, granite worktops with matching upstands, and a coordinated kitchen island unit with additional storage. Cooking and dining are a pleasure with a built-in Belling range-style gas cooker with an extractor fan, wine fridge, two integrated Hisense dishwashers, and a breakfast bar with seating for five.



The versatile dining area features a fireplace with an exposed wooden beam, a multi-fuel stove set against an exposed stone wall, and exposed wooden ceiling beams, adding warmth and charm. Expansive bi-folding doors open to the side garden, seamlessly blending indoor and outdoor living.

OCCASIONAL BEDROOM/BEDROOM SIX 5.2 x 2.0m (17'2 x 6'4)



A well-proportioned double bedroom featuring a UPVC window, providing flexibility as a guest bedroom or additional living space.

REAR ENTRANCE

A composite rear door leads into a practical entrance area, continuing the same limestone tiling as found throughout the ground floor. This space provides direct access to the dining kitchen, grand entrance, and utility room.

UTILITY



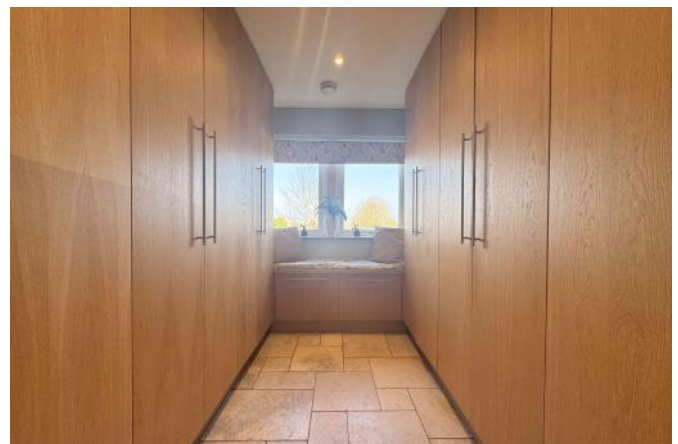
A well-equipped utility room fitted with wall and base units, a sink with a chrome mixer tap, and splashback tiles. The limestone tiling continues for a cohesive look. There is plumbing for a washing machine and dryer, a laundry chute, and a UPVC window.

SHOWER ROOM

A stylish three-piece suite, comprising a tiled shower cubicle with a glass shower screen, a rainfall and handheld power shower, a low-flush toilet, and a vanity sink unit. The limestone tiling continues, complemented by ceiling spotlights and a UPVC window.



BOOT ROOM / BOILER ROOM



A practical boot room with ample fitted storage cupboards, housing the Vaillant combination boiler and hot water tank. A window bench provides a cozy spot to sit, and UPVC windows allow natural light into the space. The limestone tiling continues, adding to the home's cohesive aesthetic.

SIDE ENTRANCE

A composite side door provides access to the boot room, shower room, and grand entrance. Limestone tiling and ceiling spotlights complete this practical entrance.

STUDY / OFFICE 2.8 x 3.0m (9'4 x 10'0)



A functional study space, ideal for working from home, featuring ceiling spotlights and a UPVC window.

LANDING



A spacious landing featuring ceiling spotlights, a laundry chute, a Sonos integrated speaker system, and a storage cupboard.

MASTER BEDROOM 5.4 x 4.2m (17'10 x 13'7)



A large double bedroom with exposed wooden ceiling beams and high ceilings. A circular UPVC window adds a unique architectural feature, complemented by two traditional radiators and two additional UPVC windows that flood the space with natural light.



EN-SUITE



A luxurious four-piece suite featuring a freestanding bathtub, a walk-in shower cubicle with a rainfall and handheld power shower, a low-flush toilet, and a vanity sink unit. Tiled walls and flooring, ceiling spotlights, an extractor fan, a chrome towel radiator, and UPVC windows complete this elegant en-suite.

DRESSING ROOM

A spacious dressing room fitted with wardrobes and drawers, illuminated by ceiling spotlights.

BEDROOM TWO 5.3 x 5.3m (17'4 x 17'4)



A bright double bedroom with a ceiling fan, a

radiator, and two Velux windows. Due to the sloped ceiling, there is limited headspace in some areas.

EN-SUITE



A modern three-piece suite, including a glass shower cubicle with a handheld shower, a low-flush toilet, and a vanity unit. The tiled floor and walls, ceiling spotlights, and extractor fan add to the convenience.

BEDROOM FOUR 5.1 x 4.7m (16'8 x 15'5)



A large double bedroom offering fitted wardrobes for ample storage, ceiling spotlights, a radiator, and UPVC windows.

BEDROOM FIVE 5.3 x 4.7m (17'4 x 15'5)



A generously sized double bedroom, featuring fitted wardrobes, ceiling spotlights, a radiator, and UPVC windows.

BATHROOM 4.2 x 2.6m (13'11 x 8'7)



A luxurious four-piece suite, featuring a freestanding bath with a handheld power shower, a walk-in shower cubicle with a glass screen and rainfall power shower, a low-flush toilet, and a vanity sink unit. Wood-effect floor tiles and tiled walls make for a stylish yet practical space. An extractor fan, chrome towel radiator, ceiling spotlights, and UPVC window complete this beautiful bathroom.

GAMES ROOM/ BEDROOM 10.5 x 7.4m (34'5 x 24'5)



A versatile space, accessed via stairs with built-in lighting, currently used as a games room but offering potential to be converted into a generous master suite or self-contained granny flat.

Features include ceiling spotlights, an integrated Sonos sound system, under-eave storage, radiators, and Velux windows.

EXTERNAL



To the front is a lawned area and stone-flagged patio, a shared driveway with one other property, remote-controlled gates, and ample parking for multiple vehicles. A private driveway leads to the double garage. A stone-flagged passage leads to both the side and rear entrances. The enclosed rear garden features stone-flagged patios, steps leading to an elevated patio and lawn area, while the other side of the property boasts an additional enclosed garden with a lawn and stone-flagged patio.



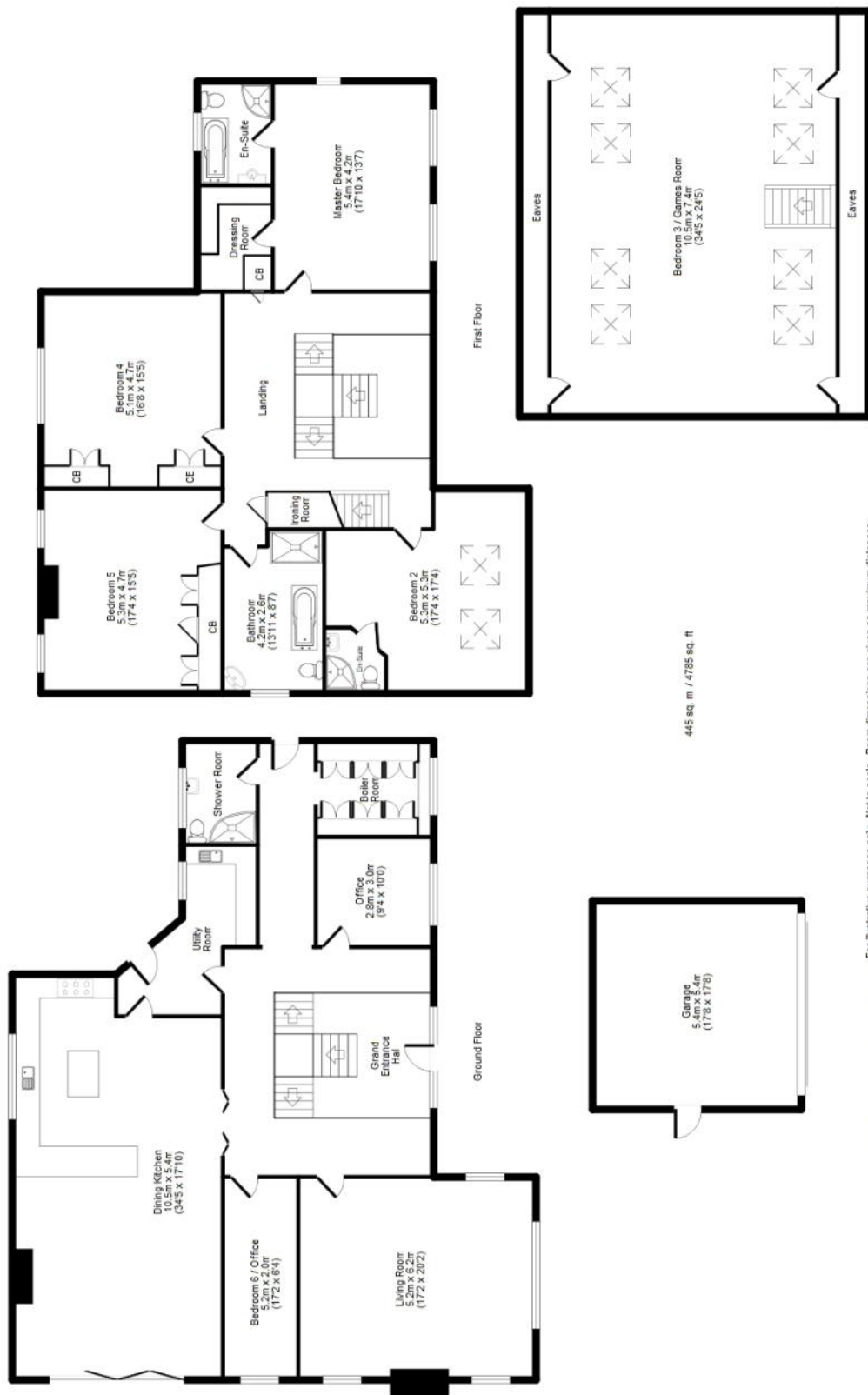
GARAGE 5.4 x 5.4m (17'8 x 17'8)

A large garage with storage space in the roof, an electric up-and-over garage door, as well as power and lighting.



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