

MARSH & MARSH PROPERTIES

Jessewell Fold, Windmill Drive, Northowram, HX3 7DQ

£295,000



If you are looking for a beautifully presented, detached, true bungalow, this will certainly be of special interest for you. Located on a charming cul-de-sac, in the Northowram village, tucked out of the way, in a peaceful and well-regarded setting. The property is accessed down a private drive that leads to the front driveway of the property. The front drive offers ample parking for four cars and has a pebbled border and surrounding hedge to create a welcoming first impression. To the front of the drive are two storage sheds, ideal for gardening or car cleaning equipment. To the rear is a fully enclosed and private lawned and patio garden, ideal to sit back and relax and, owing to its south facing orientation, is a real sun trap.

Internally the property is beautifully presented, in a timeless style, offering the opportunity to move in with little to no work required. The house is well laid out with its large and open living room, rear conservatory, well-appointed kitchen, two double bedrooms and shower room. From the moment you step inside you will immediately feel at home with its welcoming feeling.

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

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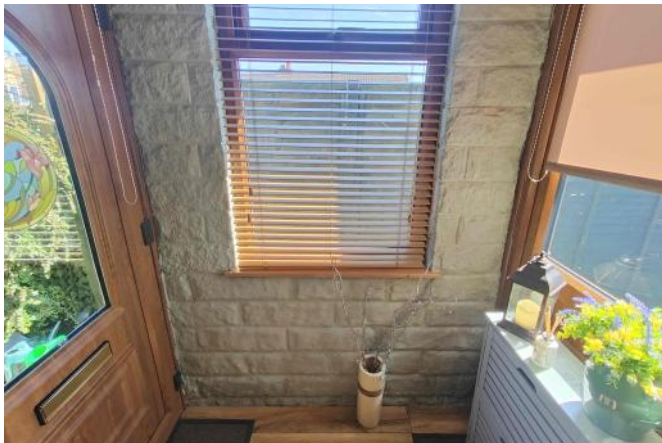
www.marshandmarsh.co.uk

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 numerous features that this well presented home has to offer, including the south facing garden, immaculate internals and ample parking, an appointment to view is essential.

From the side elevation a uPVC double glazed door opens into the

PORCH



A welcoming reception as you step inside the property that also offers a barrier from the external to the internal. With a wood laminate floor, central light fitting, uPVC double glazed window to the side elevation and uPVC double glazed door offering further access to the rear elevation.

From the porch a uPVC double glazed door opens into the

HALLWAY

The hallway offers access throughout the main areas of the property, with its carpeted floor, dado rail, single radiator, central light fitting, alarm control panel and loft access hatch.

From the hallway a wooden door opens into the

LIVING ROOM



A large and long living room that creates an ideal place to sit back and relax. The living room offers

plenty of space for a three piece suite to one end, with ample room for a dining table to the opposite end. The living room receives plenty of natural light via the uPVC double glazed French doors that open into the conservatory. With a carpeted floor, central light fitting, wall mounted light fittings, single radiator and television access point.

From the living room the uPVC double glazed French doors open into the

CONSERVATORY



A fantastic location to sit and enjoy the gardens to the rear of the property. The conservatory offers access to the garden via a set of uPVC double glazed French doors. With a solid oak floor and central light fitting.

From the hallway double wooden doors open into the

KITCHEN

A well-appointed kitchen that, with its "U" shaped laminated work surfaces to three sides, offers ample work space along with ample storage owing to the over and under counter cupboards and drawers. With a range style cooker unit, stainless steel extractor hood, double radiator, plumbing

for a washing machine, splashback tiling, wood laminate floor, ceiling inset spotlights, space for a fridge freezer and a 1 ½ stainless steel sink with stainless steel mixer tap.



From the hallway wooden doors open into

BEDROOM 1



A generous master bedroom that offers ample space for a king sized bed along with additional bedroom furniture. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the front elevation.



BEDROOM 2

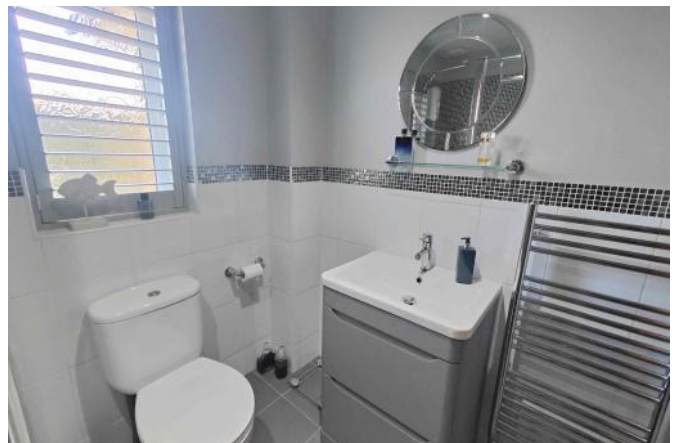


A spacious second bedroom that also offers space for a double bed along with additional bedroom furniture. With a carpeted floor, single radiator, central light fitting and uPVC double glazed window to the front elevation.

SHOWER ROOM

A beautifully presented house shower room that makes excellent use of the space on offer to

create a highly functional room. With a large shower cubicle, electric shower unit, wall mounted cupboards, close coupled toilet, vanity inset washbasin, stainless steel towel radiator, frosted uPVC double glazed window to the side elevation, tiled floor, tiled walls, ceiling inset spotlights and an extractor fan.



GARDENS



To the rear of the property are the private south facing gardens; fully enclosed by wooden fence creating the ideal place to sit out and relax. To the side of the conservatory is a decked seating area, ideal for a barbeque. To the edge of the decking is a lawned garden, an ideal space for children/grandchildren or pets to play.



To the edge of the parking area are two storage sheds.

GENERAL



PARKING

To the front of the property is a tarmac driveway, surrounded by a pebbled frontage, which offers ample parking space for four cars.



respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.



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: [///fuzzy.novel.yappy](https://www.what3words.com/#!/en/P5P9+929-Halifax)

Google Plus Code: P5P9+929 Halifax

For sat nav users the postcode is: HX3 7DQ

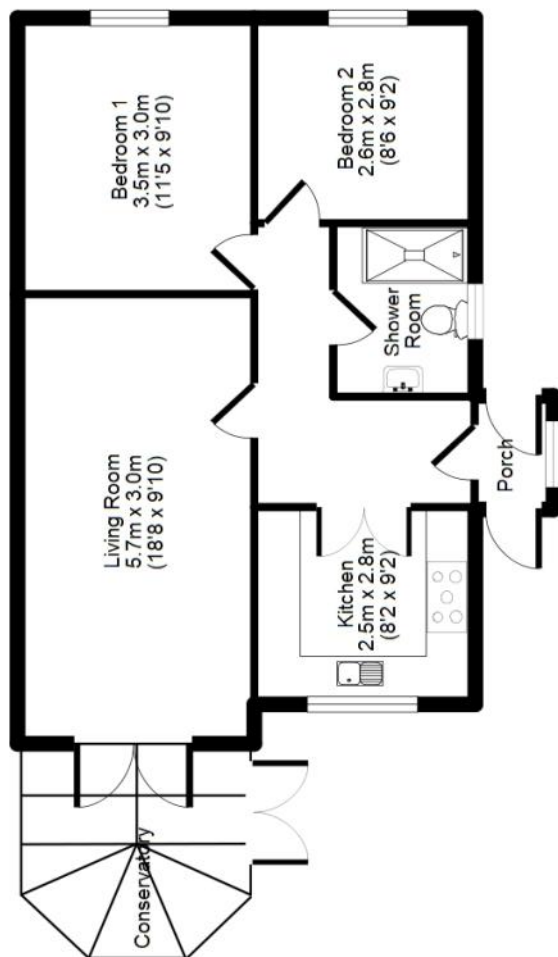
MORTGAGE ADVICE

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: 53 sq. m / 574 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.
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