

MARSH & MARSH PROPERTIES

37 Daleson Close, Northowram, HX3 7JF

£240,000



Positioned in the highly sought after village of Northowram, on a quiet and well-regarded residential area of Daleson Close, is this three bedroomed semi-detached property. The house is offered with the added advantage of NO CHAIN, therefore, potentially lending itself to a quick sale. The property is perfect for any growing family, professional couple or anyone wanting a property that they can put their own stamp onto. The house features a driveway that could accommodate two cars, that is gated to the front elevation. To the front of the property is a well-presented lawned garden, enclosed by hedge and stone wall that greatly enhances the kerb appeal of the property. To the rear of the house is pebbled garden offering an ideal place to have a barbeque or relax, a real sun trap.

Internally the property does require renovation, therefore, creating the ideal opportunity for any prospective buyer to put their own unique stamp onto the property. The property has been realistically price to reflect the renovations that are required. The house offers a surprising amount of space with its living room, family dining room, generous kitchen, two double bedrooms, single bedroom and house bathroom. The land to the side of the property potentially offers the ability to add an extension to the property, similar to other houses in the area.

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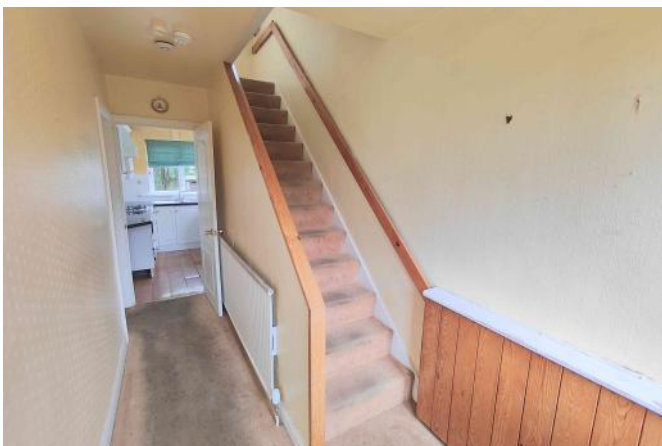
Being situated close to Northowram village means this property benefits from being in the heart of the local community; benefitting from all the shops and services in the local area, including restaurants, bars and local medical centre. Anyone wanting a charming, well-connected position will find this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

Its location benefits from ample bus routes within walking distance and is only a 10-minute drive from 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 highly sought after nature of the property, well regarded residential location and fantastic amount on offer, all with the added advantage of NO CHAIN, an appointment to view is essential in order to fully appreciate everything this house has to offer.

From the front of the property a uPVC double glazed door opens into the

HALLWAY



A spacious and open entrance hallway that creates a welcoming reception into the property. With a carpeted floor, single radiator, central light fitting and a uPVC double glazed window to the front elevation.

From the hallway wooden doors open into the

LIVING ROOM



A spacious living room that offers space for a three piece suite along with additional furniture. An electric fireplace, set on a stone hearth and with stone mantelpiece, creates an ideal central feature. With a uPVC double glazed window to the front elevation, carpeted floor, central light fitting, double radiator and a television access point.

DINING ROOM

A spacious dining room that offers ample space for a large family dining table long with additional furniture. With a gas fire (set on a granite hearth), uPVC double glazed window, single radiator, central light fitting and a carpeted floor.



KITCHEN



A well laid out kitchen that features a “U” shaped set of work surfaces to three sides of the room, all

with over or under counter cupboards and drawers. The kitchen offers access to the side elevation via a uPVC double glazed door and owing to two uPVC double glazed windows, to the side and rear elevations, creates a light and bright space owing to the dual aspects. With an integrated hob, integrated dual oven, space for a fridge/freezer, central light fitting, wood laminate floor, splashback tiling, plumbing for a washing machine and a 1 ½ stainless steel sink with stainless steel mixer tap.



From the hallway carpeted stairs lead up to the

LANDING



An open and bright landing that features a carpeted floor, central light fitting, uPVC double glazed window to the side elevation and a loft access hatch.

From the landing wooden doors open into

BEDROOM 1

A large master bedroom that can easily accommodate a double bed along with additional furniture. An alcove inset wardrobe offers ample additional storage space. With a carpeted floor, central light fitting, single radiation and uPVC

double glazed window to the front elevation.



BEDROOM 2



Another good sized double bedroom that

overlooks the rear garden via its uPVC double glazed window. With a carpeted floor, central light fitting and single radiator.

BEDROOM 3

An ideal guest bedroom, work from home office or child's bedroom. With a carpeted floor, single radiator and central light fitting.

BATHROOM



A well-presented and laid out house bathroom that has a panel bath, over bath electric shower, glass splash guard, pedestal washbasin, low-flush toilet, frosted uPVC double glazed window to the rear elevation, tiled splashbacks, single radiator, central light fitting and a carpeted floor.

GARDENS





To the front of the property, bordering both sides of the driveway, are two lawned gardens, bordered by hedge and stone wall that creates a charming kerb appeal to the property and offers a welcoming first impression. To the rear of the drive is a patio seating space.



To the rear of the property is a short patio and pebbled garden, offering further seating space, ideal for a barbeque or to sit back and relax. The rear garden is a real sun trap, ideal for relaxing and sunbathing in a private and enclosed space.

PARKING

To the front of the property is a tarmac driveway that offers up to two parking spaces.



GENERAL

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.

The property has access to high speed internet providers – up to 2000Mbps.

TO VIEW

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

LOCATION

What3words: [///crest.future.tile](#)

Google Plus Code: P5RC+73P Halifax

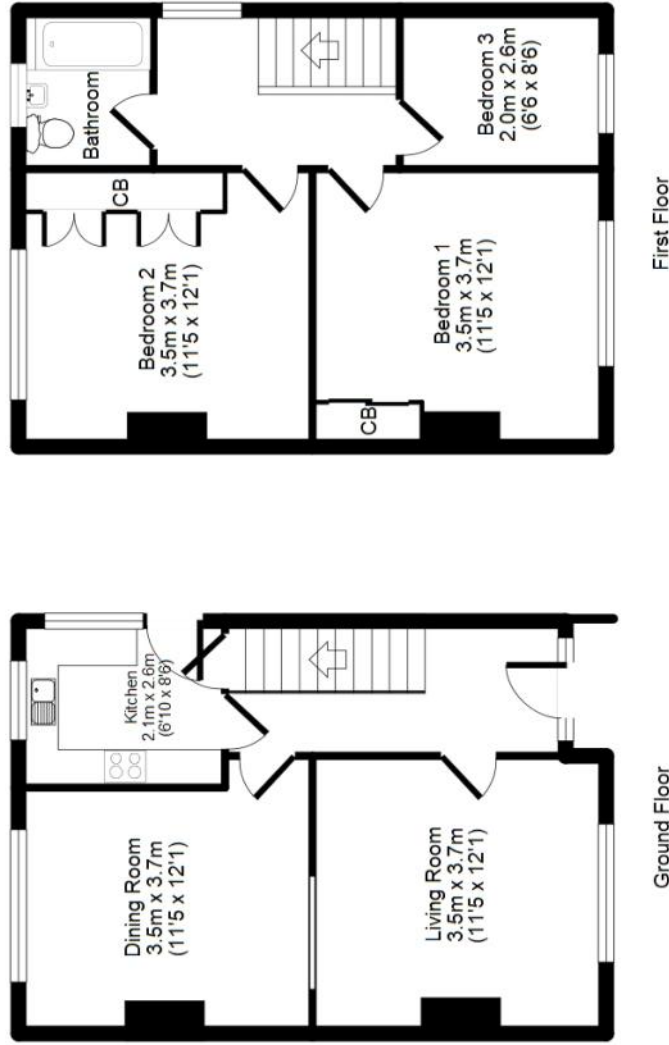
For sat nav users the postcode is: HX3 7JF

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.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in 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.

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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.

(c) Marsh & Marsh Properties

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