

MARSH & MARSH PROPERTIES

3 North View, Holywell Green, Halifax, HX4 9AT

£250,000



****ATTENTION ALL YOUNG/GROWING FAMILIES, FIRST TIME BUYERS OR PROFESSIONAL COUPLES**** A deceptively spacious **THREE DOUBLE BEDROOM** mid-terrace character home, situated in the highly sought-after village of Holywell Green. Ideally located with quick and easy access to the M62 motorway, this charming property is also close to a range of amenities and highly regarded local schools. The ground floor comprises an entrance hall, two spacious reception rooms and a kitchen, along with access to a useful storage basement room. On the first floor, you will find two large double bedrooms and a stylish four-piece family bathroom. The top floor boasts a superb master bedroom complete with an en-suite shower room. Externally, the property benefits from a large, enclosed rear garden featuring both lawn and patio areas, along with a stone-built outbuilding offering useful storage. An internal inspection is strongly advised to fully appreciate the space, character, and potential this lovely home has to offer.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

ENTRANCE HALL



A composite front door opens into a welcoming entrance hall featuring an open staircase with decorative panelling, coving, and a radiator. This space also provides access to the basement

LIVING ROOM 4.0 x 5.4m (12'11 x 17'7)



A generously sized lounge boasting a striking feature fireplace with oak mantle and exposed brick chimney breast. Decorative coving, two modern radiators, and twin large UPVC windows flood the space with natural light.

SECOND RECEPTION / DINING ROOM 5.4 x 4.1m (17'10 x 13'5)

A spacious second reception room or dining area

complete with an electric fire and resin fireplace, ceiling spotlights, and UPVC windows.



KITCHEN 2.0 x 3.0m (6'6 x 9'9)



A fitted kitchen including a sink with chrome mixer tap. There is space and plumbing for an oven and washing machine. The combination boiler is housed here, along with a radiator, UPVC window, and composite door providing access to the rear garden.

BASEMENT 3.5 x 2.3m (11'5 x 7'6)

A useful basement with power, light, a radiator and a UPVC window.

STOREROOM 1.8 x 3.2m (5'8 x 10'5)

A further basement perfect for storage with power and light.

LANDING

A bright landing with a radiator and large UPVC window, providing access to two bedrooms and the family bathroom.

BEDROOM TWO 3.7 x 5.4m (12'1 x 17'7)



A large double bedroom featuring a charming fireplace, radiator, and two large UPVC windows offering plenty of natural light.

BEDROOM THREE 3.7 x 4.1m (12'1 x 13'5)

A spacious double bedroom with a feature fireplace, radiator, and a large UPVC window

enjoying far-reaching views.



BATHROOM



A stylish four-piece family bathroom comprising a

freestanding bathtub with handheld shower, a large walk-in tiled shower cubicle with rainfall and handheld shower heads, a pedestal sink, and a low flush toilet. Finished with partially tiled walls and floor, chrome towel radiator, extractor fan, ceiling spotlights, and a large UPVC window.

MASTER BEDROOM 5.2 x 6.7m (17'2 x 21'11)



A generously sized master bedroom located on the top floor, with exposed wooden ceiling beams and three large Velux windows offering stunning panoramic views.

EN-SUITE



A modern en-suite featuring a large glass shower cubicle with rainfall and handheld shower, a vanity

sink unit, and low flush toilet. Tiled floor and walls, ceiling spotlights, exposed beam, and a large Velux window with far-reaching views complete the space.

EXTERNAL



To the front, stone steps lead from the pavement to the entrance. To the rear, steps from the kitchen lead down to an enclosed garden. A stone patio area transitions into a lawn, with a concrete base—offering great potential for a garden room or summerhouse. Additional features include a tranquil pond and a stone-built shed equipped with power, lighting, and an external tap.

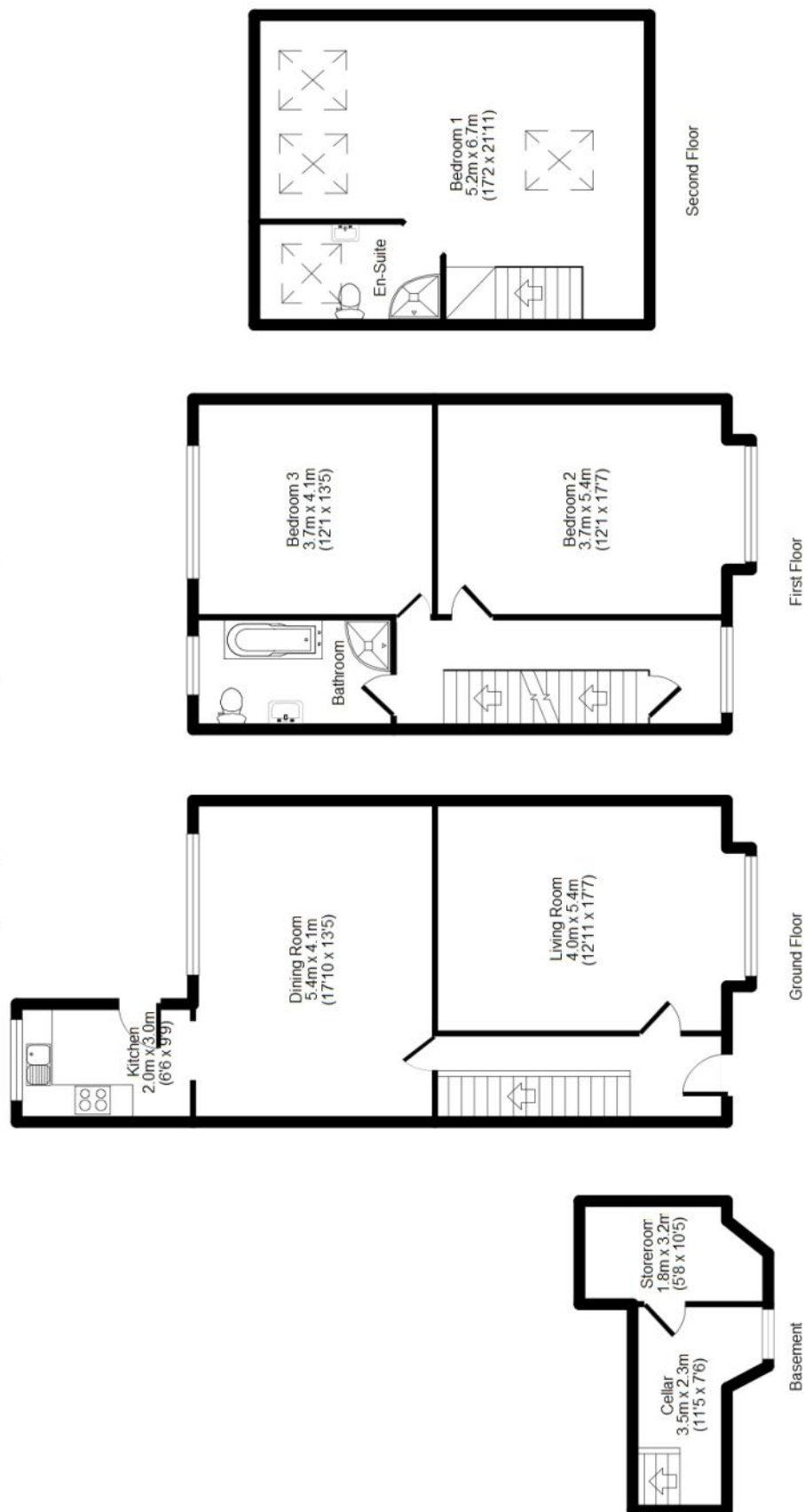


Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the 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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APPROX GROSS INTERNAL FLOOR AREA: 155 sq. m / 1664 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.

(c) Marsh & Marsh Properties

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