

MARSH & MARSH PROPERTIES

47 Law Lane, Southowram, HX3 9UG

£500,000



****ATTENTION ALL YOUNG AND GROWING FAMILIES OR RETIREES**** A beautifully presented 3/4 BEDROOM link-detached home situated in the sought-after area of Southowram. Recently renovated, this property combines modern finishes with characterful charm and enjoys stunning far-reaching views. Local amenities and schools are within easy reach, and both Halifax and Brighouse town centres are less than a 10-minute drive away. In brief, the ground floor comprises an entrance porch/utility, breakfast kitchen, dining room, lounge, conservatory, and rear porch. To the first floor, a landing provides access to three generously sized double bedrooms, a versatile nursery/office, and the house bathroom. Externally, the property benefits from a private gated driveway with garage and an enclosed garden. An internal inspection is strongly advised to fully appreciate the quality and charm this home has to offer.

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ENTRANCE PORCH / UTILITY 2.15 x 1.65m (7'1 x 5'4)



Enter the property through a traditional wooden front door into this practical entrance space, featuring tiled flooring, an exposed stone wall, and a quartz worktop with space and plumbing for a washing machine and dryer beneath. A UPVC window completes the room.

CLOAKROOM

A stylish cloakroom comprising a low flush toilet and vanity sink unit, complemented by a traditional radiator, underfloor heating, tasteful décor, and ceiling spotlights.

BREAKFAST KITCHEN 4.2 x 6.1m (13'9 x 20'0)



A beautifully designed modern kitchen with quartz worktops, a one-and-a-half bowl sink with black Quooker tap, and a gold splashback. The central island incorporates storage, a fitted bench, and two wine coolers, alongside an integrated fridge. Further appliances include an integrated dishwasher, built-in oven, microwave oven, induction hob, and extractor fan. The combination boiler is neatly housed in a cupboard. A Samsung photo frame television, built into the wall, is included in the sale. Additional features include tiled flooring with underfloor heating, a ceiling beam, spotlights, a traditional radiator, and a UPVC window enjoying far-reaching views.



PANTRY

A well-appointed pantry with tiled flooring and underfloor heating, fitted floor-to-ceiling cabinets, and an integrated tall fridge freezer.

DINING ROOM 3.8 x 6.1m (12'5 x 20'0)



An inviting dining area, open to the kitchen, with tiled flooring and underfloor heating continuing seamlessly through. An open staircase provides under-stair storage, while character features include a fireplace with wooden mantle, and exposed stone. The room is finished with a traditional radiator and UPVC windows.



LIVING ROOM 4.4 x 6.1m (14'5 x 20'1)



A spacious lounge featuring an exposed stone fireplace with wooden mantle and a large multi-fuel stove. A radiator and UPVC window complete the room.

SUMMER ROOM 3.2 x 3.9m (10'5 x 12'11)



A bright summer room with tiled flooring, underfloor heating, a large UPVC window offering stunning hillside views, and UPVC patio doors leading to the yard.

REAR PORCH

A convenient rear entrance with tiled flooring, underfloor heating, fitted floor-to-ceiling storage cabinets, ceiling spotlights, a UPVC window, and a UPVC door.

LANDING

The landing provides access to all upstairs rooms and two loft spaces, both partly boarded for storage and accessed via pull-down ladders.

BEDROOM ONE 4.5 x 6.1m (14'9 x 20'0)





A double bedroom with exposed beams, dado rail, radiator, and a UPVC window.

BEDROOM THREE 4.2 x 2.8 x 13'9 x 9'2)



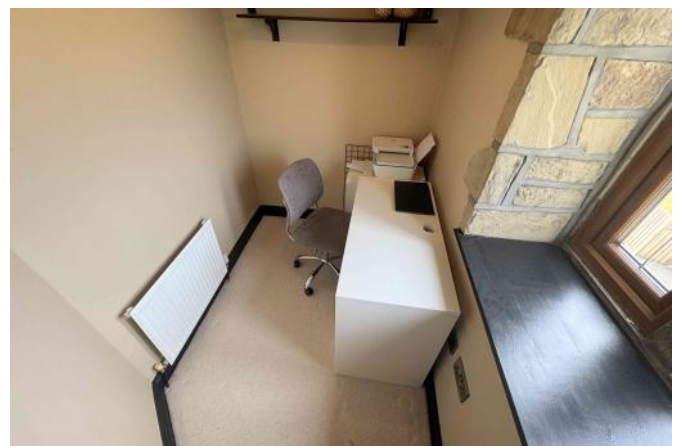
A generous double bedroom full of character, featuring a dado rail, decorative fireplace, and exposed ceiling beams. Full-length fitted wardrobes and a built-in desk provide excellent storage. The space is completed by a radiator and UPVC windows with far-reaching views.

BEDROOM TWO 4.2 x 3.3m (13'9 x 10'9)



A well-sized double bedroom with exposed beams, dado rail, radiator, and a UPVC window.

NURSERY / OFFICE



A versatile room that could serve as a nursery, office, or study, featuring a radiator and UPVC window with far-reaching views.

BATHROOM 3.7 x 3.0m (12'3 x 9'10)

A luxurious four-piece suite comprising a large freestanding bath, a walk-in shower cubicle with brushed gold rainfall and handheld shower, a low



flush toilet, and dual hand wash basins. Finished with tiled flooring, partially tiled walls, a traditional towel radiator, ceiling spotlights, and a UPVC window.



EXTERNAL



Externally, the property benefits from a private driveway with space for multiple vehicles secured by an electronically controlled gate, leading to a detached garage. To the rear is an enclosed astroturfed garden and a Yorkshire stone flagged patio, both enjoying far-reaching hillside views.



DETACHED GARAGE 6.5 x 3.4m (21'3 x 11'1)



A detached garage with electric roller door, power, lighting, and a separate side entrance.

STORE 3.4 x 2.1m (11'1 x 6'9)

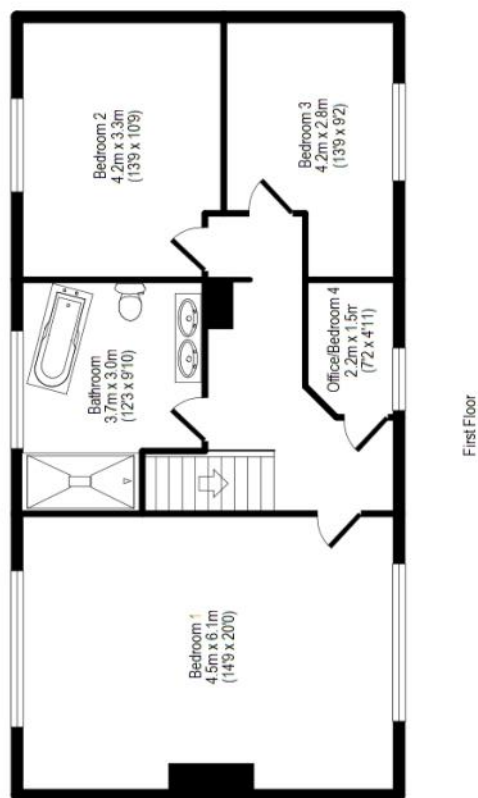
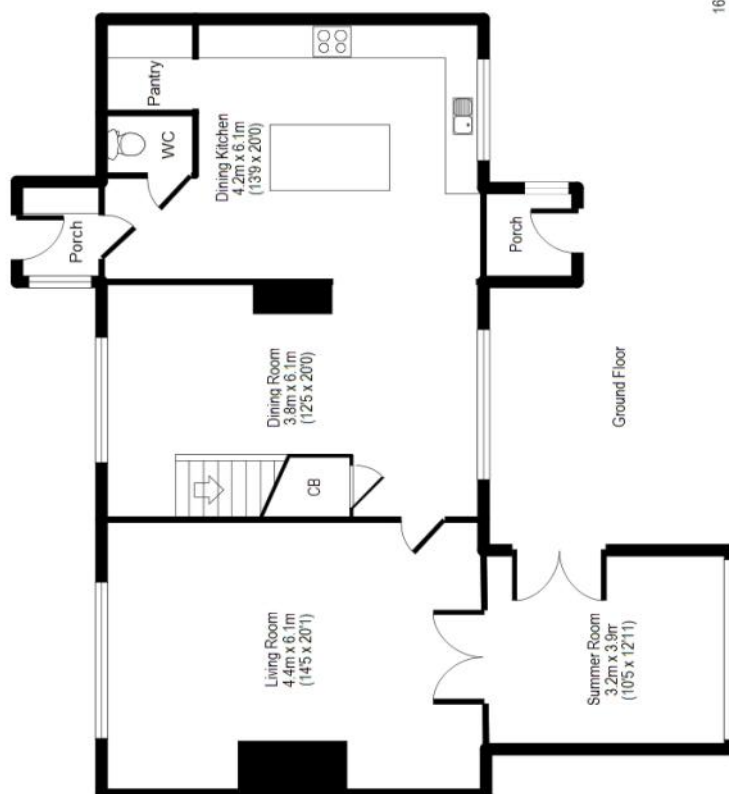
Located to the rear of the garage, this additional room provides useful storage space with lighting.

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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168 sq. m / 1812 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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