

MARSH & MARSH PROPERTIES

15 Marldon Road, Northowram, HX3 7BP

£595,000



Sometimes you come across that special something that you must view in person in order to fully appreciate the true nature of the property. Offered with the fantastic added advantage of being with NO CHAIN, this four bedroomed detached property is nestled in a copse of trees, in a private and hidden setting, in the highly sought after and well regarded village of Northowram. The property is gated to the roadside and features a sweeping driveway that offers parking for four cars with a multi-level garage offering a further two additional secure parking spaces, or an ideal location for a workshop.

The gardens are the real pièce de résistance of the property, being surrounded by trees and, owing to its elevation, the house is truly private and also benefits from the far reaching frontal valley views that Northowram is known for. Its surrounding gardens feature an assortment of lawned areas, Victorian style rockery gardens, ponds and patio areas to create a real idyllic setting. The land is approximately $\frac{3}{4}$ acre and therefore, planning permitted, offers plenty of space, potentially, for another house(s) should the new owner wish. Only once you explore the gardens do you get a full sense of all that's on offer.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

Internally the property offers a fantastic amount of space that will suit most needs. Benefitting from four double bedrooms (two to the ground floor and two to the first floor) as well as a large and spacious living room and sitting room (offering multiple family communal spaces). This house has plenty to offer, all presented with a neutral décor. With a large dining kitchen, ground floor shower room, first floor Jack-n-Jill bathroom and utility room.

Its convenient location provides easy access to Bradford Road with routes to Northowram village, Stump Cross and Halifax. The property is also within a short distance of outstanding primary and good secondary schools. The M62 is a short 15 minute drive away providing quick transport connections to the major cities of Leeds, Bradford and Manchester. Halifax train station offers fantastic rail services to the local area, including access to the Grand Central train service.

Owing to the fantastic features on offer an appointment to view is essential in order to fully appreciate all this house has to offer, including being brought to market with the added advantage of being NO CHAIN.

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

UTILITY ROOM

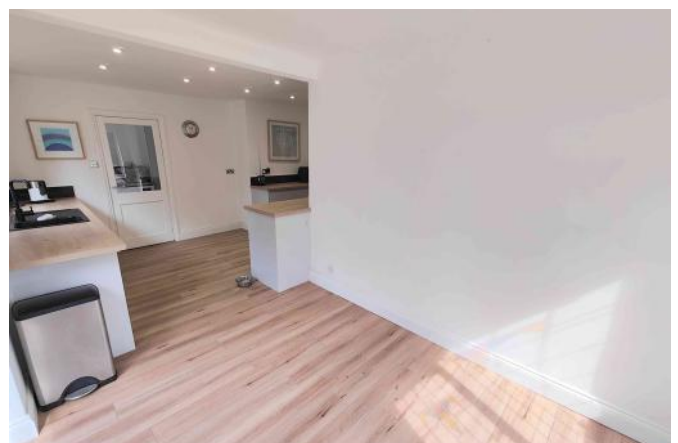
A fantastic addition to the property offering additional work space as well as an ideal entrance from the garden into the property. The utility room features wood laminate work surfaces, ceiling inset spotlights, uPVC double glazed window to the side elevation, inset sink, mixer tap, plumbing for a washing machine, space for a dryer, cupboard storage space and a single radiator.

From the utility room a wooden door opens into the

DINING KITCHEN

A large and spacious dining kitchen, in an “L” shape, that is bathed in natural light due to its dual aspect nature with its uPVC double glazed windows to the front and side elevations, in addition to the uPVC double glazed French doors and windows that also lead to the side elevation.

To one side of the room there is more than ample space for a dining table, to the other side are three sets of laminated work surfaces, all with under counter cupboards and drawers, offering plenty of work space. With a wood laminate floor, ceiling inset spotlights, integrated hob, extractor hood, integrated oven, fitted fridge/freezer, single radiator and an inset sink with mixer tap.



From the dining kitchen a wooden door opens into the

HALLWAY

A large, open and long hallway that is the central hub of the whole property. With a wood laminate floor, under stairs cupboard storage space, double radiator, wall mounted light fittings and a single radiator.

From the hallway wooden doors open into the

LIVING ROOM



A very large, open and spacious living room that will accommodate plenty of furniture. The room

is bathed in natural light with its uPVC double glazed window to the front elevation and large uPVC double glazed bay window that also offers access to the gardens. The living room features a solid oak flooring, wall mounted light fittings, ceiling inset spotlights, alcove inset lighting, wall mounted electric fireplace, double radiator and television access point.

BEDROOM 1



A generous master bedroom that can easily accommodate a king sized bed to one side, along with additional storage space to the opposite creating the perfect spot for a dressing room. Another well-lit room owing to the uPVC double glazed window to the rear elevation and uPVC double glazed bay windows, in addition to the ceiling inset spotlights. With a solid oak floor and two single radiators.

BEDROOM 2

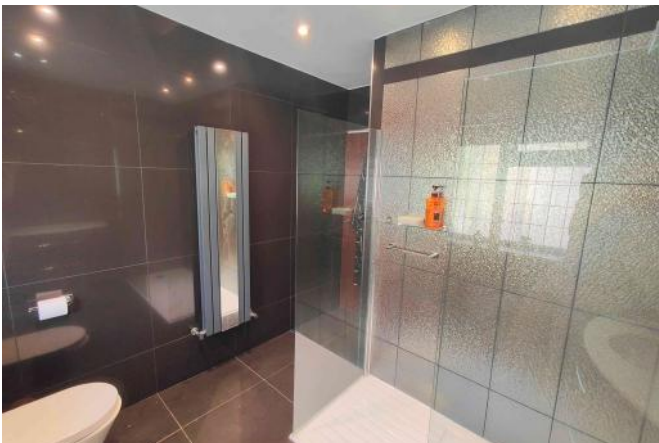
Again, another bedroom with space for a king sized bed along with additional furniture. With a carpeted floor, uPVC double glazed window to the front elevation, wall mounted light fittings and a vertical modern style radiator.



SITTING ROOM



SHOWER ROOM



A beautifully presented and well-appointed house shower room that has been finished to a quality standard and with a modern décor. With a large walk-in style rainfall shower, vanity inset washbasin, close coupled toilet, vertical style radiator, frosted uPVC double glazed window to the rear elevation, tiled floors, full height tiled walls, ceiling inset spotlights and an extractor fan.

From the hallway a small carpeted staircase leads up to a set of large double wooden doors that open into the

Another large and open family communal area, ideal for providing plenty of internal space for a functional and modern household. The room benefits from two storage cupboards, to either side of the room, as well as a large entrance hall that leads to the rear elevation of the property via a wooden door. The sitting room has a uPVC double glazed bay window, overlooking the gardens and the views, that also offers plenty of natural light. With a solid oak floor, ceiling inset spotlights, wall mounted light fittings, vertical style radiator and television access point.

A carpeted staircase leads up to a small upper landing space with wooden doors that open into

BEDROOM 3



A large bedroom that presents itself with plenty of room for a king sized bed. The room also benefits

from a set of fitted cupboards to one side of the room. The main feature is the large floor to ceiling windows and doors, to the front elevation, overlooking the gardens and to the views beyond that also lead out onto a balcony seating area. With a solid oak floor, ceiling inset spotlights and a double radiator.

BEDROOM 4



Another good sized bedroom, this time with uPVC double glazed windows overlooking the gardens to the rear elevation. With a solid oak floor, ceiling inset spotlights and a double radiator.

From both bedroom three and four a wooden door opens into the

JACK-N-JILL BATHROOM



A well laid out and presented bathroom that features a tiled panelled bath, vanity inset washbasin, close coupled toilet, tiled floor, tiled splashbacks, inset sound system, ceiling inset spotlights and a uPVC double glazed window to the side elevation.

GARDENS



Seeing is truly believing and these gardens must be seen in order to be fully appreciated. Surrounded by a copse of trees, to create a secluded and private space, is approximately $\frac{3}{4}$ acre of gardens. A multi-use style garden with a variety of lawns, rockery gardens and patios to

create a stunning space; ideal for children and pets to play in a secure setting. Owing to the elevated nature of the garden it benefits from far reaching views over the valley beyond.





PARKING & GARAGE



To the rear of the property is a gated access leading to a sweeping driveway that offers ample

space for four or more cars. The drive borders a two storey garage that offers ample additional parking space for two cars as well as an ideal storage space or a workshop.



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.

TO VIEW

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

LOCATION



What3words: ///digits.cope.purely

Google Plus Code: P5M9+6W6 Halifax

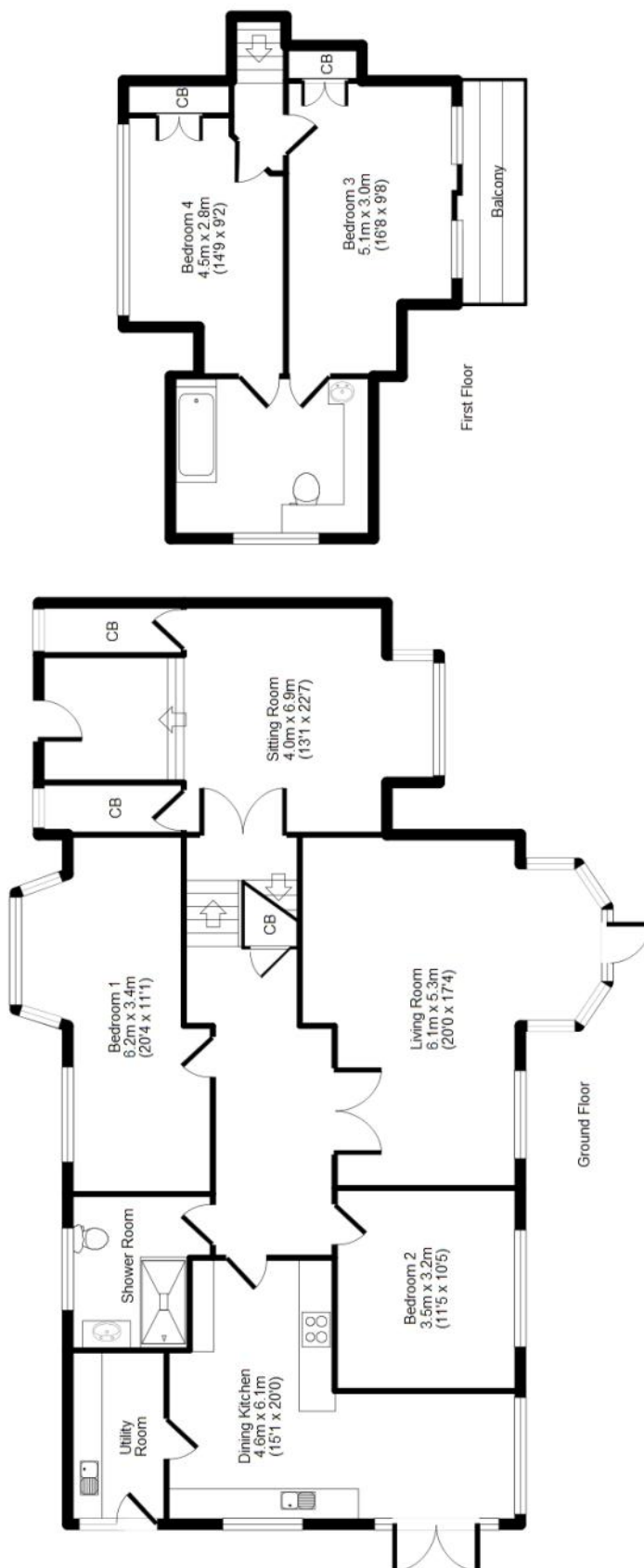
For sat nav users the postcode is: HX3 7BP

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.

15 Marldon Road, Northowram, HX3 7BP



APPROX GROSS INTERNAL FLOOR AREA: 163 sq. m. / 1758 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. All images and dimensions are not intended to form part of any contract or warranty. (c) Marsh & Marsh Properties

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk