

MARSH & MARSH PROPERTIES

Masons Cottage, 30 Marsh Lane, Southowram, HX3 9UF

£325,000



Sometimes you find a property that just resonates with you as soon as you arrive; 30 Marsh Lane IS one of those properties. It is also offered with the added advantage of being NO CHAIN. You immediately notice the love, care and attention that has gone into creating this two bedroomed, terraced, cottage. Situated on the highly sought after Marsh Lane in Southowram, this cottage features stunning far-reaching rural views, a peaceful setting and quality craftsmanship that you can see throughout. To the front of the property there is a driveway parking space for a car, as shown in the photos, with ample additional on street parking. To the rear is a generous lawned and patio garden, beautifully tended and offering the ideal place to make the most of the far-reaching rear views.

As you step inside you will notice the quality finish of the property that is continued throughout, including the hand carved, millstone grit, sandstone fireplace. If you are looking for a property that is offered in a ready to move in condition, this will not disappoint; ideal for a professional couple or anyone looking to downsize. With its spacious and well-appointed dining kitchen, generous living room (overlooking the views to the rear elevation), two double bedrooms (one with en-suite wet room) and beautifully presented house bathroom.

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

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The property is within a short 5 minute drive of Halifax and Brighouse town centres, providing access to shops and services. Both towns also provide access to well-connected train stations with regular rail services to all surrounding major hubs and access to the Grand Central train service. The property is also just 12 minutes from the M62 motorway providing quick links to the major cities of Leeds, Bradford and Manchester. The property is within walking distance of good primary schools and within a short drive of the outstanding secondary schools.

With its fantastic and unique features, its country setting, far reaching views and immaculate internals, all offered with the added advantage of being with NO CHAIN, an appointment to view is essential in order to fully appreciate this property.

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

DINING KITCHEN



A beautifully presented dining kitchen that creates the ideal first impression as you step inside the property. Featuring laminated work surfaces to three sides of the room as well as a high quality,

large, granite table to the centre that can seat up to 12 chairs. The kitchen is light and bright with numerous ceiling inset spotlights and receives natural light from the uPVC double glazed window to the front elevation. With an integrated hob, integrated oven, extractor hood, integrated microwave, vertical modern style radiator, integrated dishwasher, tiled flooring, tiled splashbacks, under cupboard lighting, beamed ceiling, space for a fridge/freezer and a 1 ½ stainless steel sink with stainless steel mixer tap.



From the rear of the dining kitchen a set of double opening wooden doors open into the

LIVING ROOM





A generous living room that is bathed in natural light owing to the uPVC double glazed window and French doors that provide access to the rear garden and also the ideal vantage point of the view and gardens to the rear elevation. Your eyes are immediately drawn to the hand carved (by an expert stone mason) fireplace, featuring a stylish decorative open fireplace, creating the perfect central feature for the whole room. With a carpeted floor, beamed ceiling, ceiling inset spotlights, television access point, rear storage cupboard (with access to cellar) and two blending vertical modern style radiator.

From the living room a carpeted staircase leads up to the

LANDING



With a carpeted floor and ceiling inset spotlights.

From the landing a wooden door opens into

BEDROOM 1



A generous main bedroom that offers plenty of space for a double bed along with additional bedroom furniture. The bedroom benefits from a fantastic view, to the rear elevation, over the gardens and beyond. With a carpeted floor, beamed ceiling, double radiator and numerous ceiling inset spotlights.

From bedroom 1 a wooden door opens into its

EN-SUITE



A well finished, wet-room style, en-suite shower room that features a wall mounted shower, close coupled toilet, ½ pedestal washbasin, frosted uPVC double glazed window to the front elevation, airing cupboard storage space, ceiling inset spotlights, stainless steel towel radiator, wall mounted light-up mirror, tiled flooring and tiled walls.

From the landing wooden doors open into

BEDROOM 2



Another generous double bedroom that also features a large wall length set of fitted cupboards offering a fantastic amount of storage space. With

a carpeted floor, uPVC double glazed window to the front elevation, beamed ceiling, ceiling inset spotlights and a double radiator.

BATHROOM



A well laid out house bathroom that makes excellent use of the space on offer to create a highly functional and stylish room. With a panel bath, over bath shower, glass splash guard, tiled floor, tiled splashbacks, vanity inset washbasin, close coupled toilet, stainless steel towel radiator, ceiling inset spotlights and a uPVC double glazed window to the front elevation.

GARDENS



To the rear of the property are the spacious and

fully enclosed, by wooden fence, gardens that afford some of the best views of the rural setting. To the edge of the property is a patio seating area, perfect for sitting back and relaxing or having a barbeque. To the edge of the patio is a lawned garden that reaches down to the far end.



PARKING

To the front of the property there is a flagged forecourt that can provide parking for a car.



There is on-street parking in the local area.

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.

Superfast quickline broadband is available.

TO VIEW

Strictly by appointment, please telephone Marsh

& Marsh Properties on 01422 648400.

LOCATION

What3words: [///candy.digit.lovely](https://www.what3words.com/candy.digit.lovely)

Google Plus Code: P598+C34 Halifax

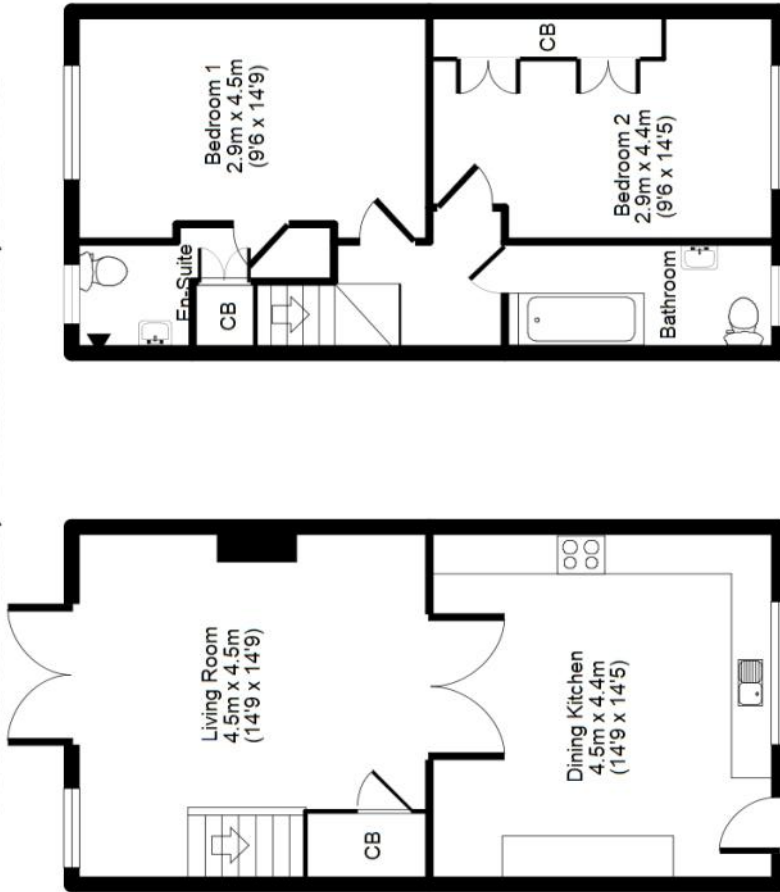
For sat nav users the postcode is: HX3 9UF

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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Ground Floor
APPROX GROSS INTERNAL FLOOR AREA: 78 sq. m / 842 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 any contract or warranty.

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