

MARSH & MARSH PROPERTIES

28 Back Clough, Northowram, HX3 7HH

£145,000



This charming, stone built, two bedroomed, cottage style house is ideal for a couple or professional looking for a property situated in the heart of the highly desirable Northowram village. The house is offered with the added advantage of being NO CHAIN. The property has an elevated position, benefitting from pleasant views over St Matthew's Church to the front elevation, creating a private space. Also benefitting from on street parking to the front.

Internally the property is offered in immaculate condition, with modern styles, traditional features and neutral décor; creating a charming and welcoming environment throughout. With its well-presented and bright living room, highly functional and well-appointed kitchen (to the rear of the living room), two bedrooms and modern house bathroom.

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

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Its well-connected position provides walking access to Northowram village and all its amenities and is just a short drive from Halifax town centre. The M62 is only a 15 minute drive providing quick access to the major cities of Leeds, Bradford and Manchester. Halifax train station also provides excellent local rail connections in addition to the Grand Central train service.

Anyone looking for a charming and immaculately presented property, located in a highly sought-after area and benefitting from excellent transport connections to the surrounding area, will find this of special interest.

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

HALLWAY



A bright and welcoming entrance that offers a warm first impression to the property. Presented with solid wooden beam feature and exposed stone. With a matting floor, single radiator, central light fitting and wall mounted coat hooks.

From the hallway a wooden door opens into the

LIVING ROOM



A good-sized living room; well illuminated via a central light fitting, in addition to the uPVC double glazed window to the front elevation overlooking the church. A central electric fire provides a charming central feature for the living room benefitting from a feature, large stone, fireplace and hearth. With feature wood laminate floor, television access point and telephone access point.



To the rear of the living room is the

KITCHEN

This well-presented and appointed kitchen offers everything that you need in a well laid out position. With an integrated hob, stainless steel

extractor, laminated work surfaces, vertical modern style radiator, integrated oven, plumbing for a washing machine, splashback tiling, tiled floor, uPVC double glazed window to the rear elevation, central strip light, fitted fridge/freezer and a stainless steel sink with mixer tap.



From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, central light fitting, loft access hatch and storage cupboard.

From the landing wooden doors open into

BEDROOM 1



A good sized master bedroom offering ample space for a double bed along with additional bedroom furniture. A uPVC double glazed window, to the front elevation, provides ample natural light and pleasant views over the church. With double radiator, wall mounted bedhead, central light fitting, alcove ceiling mounted spotlights, carpeted floor and fitted blinds.

BEDROOM 2



Another good sized bedroom, ideal for a child, guest room or for use as a work from home office. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation, fitted cupboards and single radiator.

BATHROOM



A well-presented bathroom with modern and neutral décor and style. With panel bath, pedestal washbasin, single radiator, frosted uPVC double glazed window to the front elevation, over bath electric shower, close coupled toilet, central light fitting, extractor fan, splashback tiling and tiled flooring.



From the kitchen a wooden door opens onto stone stairs that lead to the

CELLAR



A charming vaulted cellar that is ideal for storage. With stone floor, central light fitting, porcelain sink, stone storage alcoves and coal store.

GARDEN

To the front elevation is a fully enclosed patio garden; elevated for privacy and enclosed via wooden fence. An ideal space to sit out and relax or have a barbeque.

PARKING

The property has ample on street parking to the front elevation.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

TO VIEW

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

DIRECTIONS

From Northowram crossroads (Bradford Road, Westercroft Lane and Lydgate) travel towards Halifax on Bradford Road for 100m. The property will be located on your left hand side across the road from St Matthews Church.

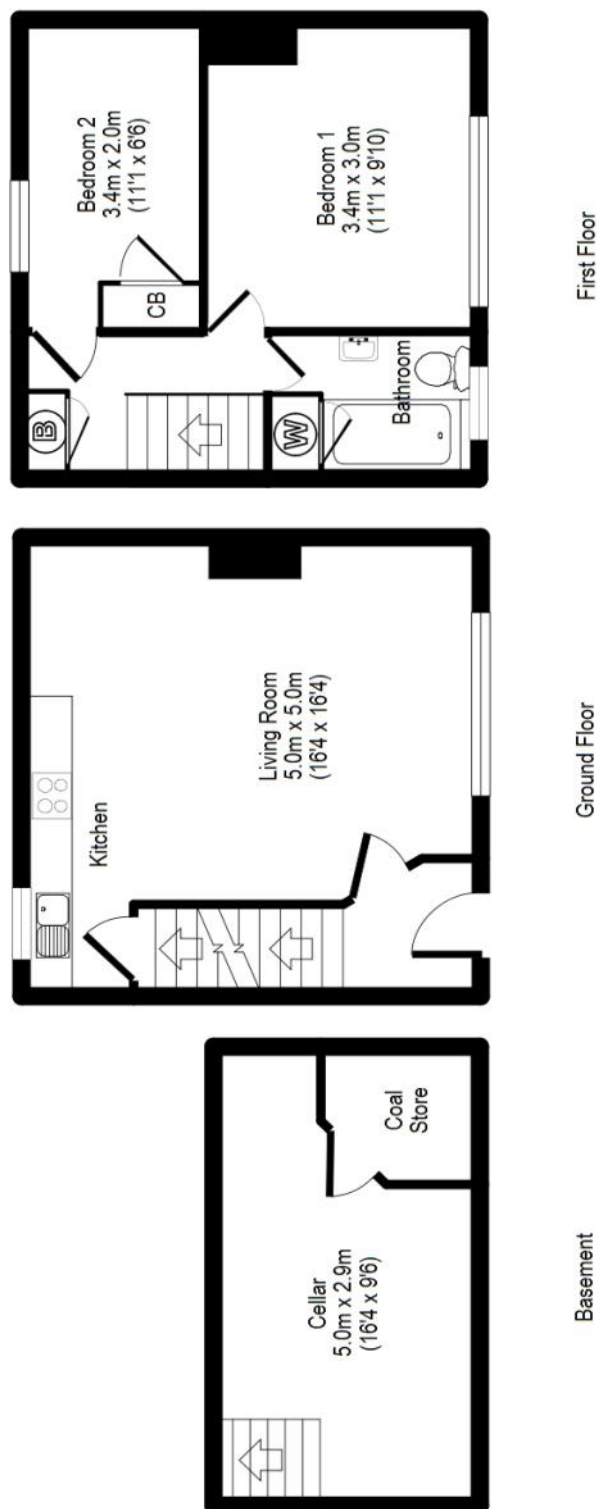
For sat nav users the postcode is: HX3 7HH

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.

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Floor Plan measurements are approximate and are for illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

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.

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