



Le Mar View, Southowram, Halifax, HX3 9NW

welcome to

Le Mar View, Southowram, Halifax

Extended four bedroom property situated in the Southowram location of Halifax offered with no onward chain, Offers Over £675,000 which offers modern & spacious family accommodation. Situated within close proximity to good schools & local amenities and could be ideal for growing families.



Entrance Hall

Enter the property through a UPVC door to the front elevation into the entrance where there is a gas central heating radiator, ceiling light point and tiled flooring. Boasting an open staircase which provides access to the first floor accommodation.

Lounge

28' 2" x 12' 5" max (8.59m x 3.78m max)

Spacious well presented lounge with double glazed windows to the side & rear elevation, two ceiling light points and boasting French doors which lead to the garden. The lounge provides ample space for free standing furniture and has oak flooring.

Dining Room

18' 6" x 11' 6" (5.64m x 3.51m)

With double glazed windows to front & side elevation, gas central heating radiator and gas fire with surrounding fireplace. The spacious dining room provides ample space for dining furniture, has oak flooring and benefits from storage space.

Kitchen

20' 6" x 11' 1" (6.25m x 3.38m)

Fitted kitchen offering an extensive range of wall & base units with worksurfaces over boasting a centre island incorporating a sink & drainer with mixer tap and seating. There is a double glazed window to the rear elevation, three ceiling light points and gas central heating radiator. With a stove's cooker, integrated dishwasher and the kitchen itself has tiled flooring and provides access to the utility room.

Utility Room

11' 9" x 4' 11" (3.58m x 1.50m)

Handy & practical utility room with wall & base units, ceiling light point, gas central heating radiator and UPVC door to the side elevation. There is an integrated washing machine and the utility room itself has laminate flooring.

Sunroom

17' x 14' 3" (5.18m x 4.34m)

With double glazed windows to the side & rear elevation and French doors which provides access to the garden. With ceiling spotlights, gas central heating radiator and boasting exposed stone. The sunroom itself has oak flooring.

First Floor Landing

With carpeted flooring, two ceiling light points, gas central heating radiator and a double glazed window to the front elevation.

Bedroom One

28' 1" x 12' 6" (8.56m x 3.81m)

With a double glazed windows to the side & rear elevation, two ceiling light points and gas central heating radiator. There is a door which provides access to the dressing room which has fitted wardrobes, ceiling light point and carpeted flooring.

En-Suite

Bedroom one en-suite comprises of a three piece suite which includes a low level wc, wash hand basin with vanity unit and a shower. There is a double glazed window to the side elevation, ceiling light point and a gas central heating towel rail. The en-suite itself is fully tiled.

Bedroom Two

16' 9" x 11' (5.11m x 3.35m)

Double bedroom with carpeted flooring, gas central heating radiator, ceiling light point and a double glazed window to the rear elevation.

Bedroom Three

16' 5" max x 10' 5" (5.00m max x 3.17m)

Bedroom three also a double bedroom with double glazed windows to the front & side elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring.

Bedroom Four

14' 7" x 11' 8" (4.45m x 3.56m)

With carpeted flooring, ceiling light point, gas central heating radiator and a double glazed window to the front elevation.

Family Bathroom

The family bathroom comprises of a four piece suite which includes a low level wc, pedestal wash hand basin, panelled bath and a shower cubicle. There is a frosted double glazed window to the rear elevation, ceiling spotlights and a gas central heating towel rail. The bathroom itself has tiled walls & flooring.

W/C Room

Located on the ground floor is the wc room which comprises of low level wc, wash hand basin and ceiling light point. The wc room itself has tiled flooring.

Integral Garage

16' 3" x 15' 7" (4.95m x 4.75m)

Double integral garage with electric doors, working power & lighting. The house boiler is also located in the garage.

Externally

The property is accessed through electric gates and has a block paved driveway to the front which provides ample off street parking. To the side and rear is a well-maintained lawned garden and a paved patio which provides space for garden furniture if desired. This spacious garden would be great for enjoying the summer months.



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welcome to

Le Mar View, Southowram Halifax

- EXTENDED FOUR BEDROOM DETACHED PROPERTY LOCATED ON A PRIVATE ROAD
- SOLD WITH NO ONWARD CHAIN
- EXCLUSIVE ESTATE LOCATED IN THE POPULAR LOCATION SOUTHOWRAM
- DOUBLE INTEGRAL GARAGE, OFF STREET PARKING & WELL MAINTAINED LARGE GARDEN
- PRESENTED TO AN EXCELLENT STANDARD THROUGHOUT OFFERING SPACIOUS FAMILY LIVING ACCOMMODATION

Tenure: Freehold EPC Rating: B
Council Tax Band: G



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX105803 - 0005

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