



## 5 Marldon Road, Halifax, HX3 7BP

£375,000

- Spacious four-bedroom semi-detached home
- NO CHAIN
- Open-plan kitchen, dining and lounge area
- Stunning rear-facing valley views
- Driveway parking for two cars and garage
- Planning in place to extend to a five-bedroom home

# 5 Marldon Road, Halifax HX3 7BP

Four-Bedroom Semi-Detached Home | NO CHAIN | Garage & Driveway | Stunning Valley Views

Situated in the highly sought-after area of Northowram, this impressive four-bedroom semi-detached home offers spacious open-plan living, modern finishes, and breathtaking valley views. With a driveway for two cars, garage, and potential for further extension, this property is ideal for families looking for both space and future flexibility.



Council Tax Band: D



## Ground Floor

### Kitchen / Dining / Living Space

Upon entry, you are welcomed into a spacious and modern kitchen featuring granite worktops, an American-style fridge freezer, oven, gas hob, and dishwasher.

The kitchen flows seamlessly into an open-plan dining and lounge area, creating a bright living space ideal for both everyday living and entertaining. Two fully functioning log-burning fires—located within the kitchen and dining areas.

## First Floor

### Bedroom One

A well-proportioned double bedroom overlooking the rear garden, benefiting from stunning valley views.

### Bedroom Two

A versatile room, ideal as a single bedroom, nursery, or home office.

### Bedroom Three

A spacious double bedroom overlooking the front of the property with ample room for storage.

### Master Bedroom

A generous main bedroom accommodating a large double bed, wardrobes, and additional furniture, while enjoying scenic rear-facing views.

### Family Bathroom

Recently modernised, the stylish bathroom includes a freestanding bath, separate shower, wash basin, and WC.

## Loft

Accessible loft space provides additional storage.

## Outside

To the rear, the property features reinforced decking to the upper level and a turfed area below—perfect for relaxing or entertaining while enjoying the valley views.

To the front, there is a driveway providing off-street parking for two vehicles, along with a single garage.

## Additional Information

Previous Planning permission, building regulations, and structural drawings are in place for an extension, offering the opportunity to convert the property into a five-bedroom home subject to re-submission.

## Agent Notes & Disclaimer

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





