



**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, 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 stoves 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.

### **Sun Room**

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 sun room 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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## Le Mar View, Southowram Halifax

- **\*\*GUIDE PRICE £650,000 - £675,000\*\***
- 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

guide price

**£650,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:

HFX105803 - 0006

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william h brown



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