

MARSH & MARSH PROPERTIES

4 Lower Ox Heys, Norwood Green, HX3 8QY

£850,000



The village of Norwood Green is a highly prestigious and sought after residential location, situated on the outskirts of Hipperholme, and presents a charming picturesque feel as soon as you arrive. Nestled away in the village, down a quiet country lane, is 4 Lower Ox Heys - a beautifully presented three bedroomed semi-detached property. This property is offered with the added advantage of NO CHAIN and, therefore, is ready for immediate possession. This rather large and generous property offers ample space both externally and internally and certainly must be visited in order to fully appreciate this beautiful family home.

The property features a charming approach with a private driveway, alongside a lawned area, leading to a flagged patio forecourt that can offer ample parking for three cars. Potentially additional parking can be created further down the pathway, to the side of the property, in the rear garden forecourt should you wish. To the rear of the property are the spacious and picturesque gardens, offering a large patio area that leads to an expansive lawned garden, offering not only the perfect backdrop to the property but also the ideal place for children or pets to play. A sweeping pebbled pathway leads down to a flagged courtyard, featuring two sheds and a storage container. Just take a walk around the idyllic gardens and you will certainly immediately fall in love with this property.

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Internally the property will continue to impress, being offered with a fantastic amount of internal space, benefitting from large and spacious rooms throughout, with the opportunity to reconfigure the space to suit your own needs/requirements. You are immediately greeted by an open entrance hall that offers access to its large living and dining room areas, spacious home office, beautifully presented dining kitchen and utility room. On the first floor is a large second sitting room (this could be configured into a very large bedroom or split into two generous double bedrooms should you prefer) that offers fantastic views to the front and rear elevations. Currently there are three good sized bedrooms (one with en-suite and dressing area) and a very large and open house bathroom.

Norwood Green lies in the unparished area of the borough of Calderdale, who are responsible for all local government activity in the village and surrounding areas. It lies in the borough ward of Hipperholme and Lightcliffe. The property enjoys a nestled away location whilst remaining well connected to all major transport routes to the local areas. The M62 motorway is only a short 10 minute drive offering quick and easy access to the major cities of Leeds and Manchester. The Halifax and Brighouse train stations both offer quick and easy access to the Grand Central train service to London. The property also is within easy access of good local schools. Norwood Green is also on the doorstep of Judy Woods, one of Yorkshire's largest areas of beech woodland, that separates Norwood Green from Low Moor and Wyke. The area, which is now a local nature reserve, was heavily mined for coal and ironstone in the 18th and early 19th century, and remains of bell pits can still be found amongst the trees.

Owing to the beautiful nature of the property, its sprawling gardens, highly sought after and well regarded residential area, all offered with the fantastic advantage of being with NO CHAIN, an appointment to view is essential in order to fully appreciate this family home.

From the front of the property a storm porch provides a covered access area. From the storm porch a wooden door opens into the

HALLWAY

A large, open and welcoming entrance hallway

that provides access throughout the ground floor. The hallway features a spacious cloakroom cupboard creating a fantastic storage space and housing the control systems for the internet and CCTV security system. With a wooden floor, vertical style radiator and ceiling inset spotlights.

From the hallway a double set of glass panel doors open into the

LIVING & DINING ROOM



A rather grand living and dining room space. Its "T" shaped layout creates two distinct areas offering ample room for a family dining table to one side, whilst offering more than ample space for a large suite to the other. The room also offers

access onto the patio garden, to the rear elevation, via a set of double glazed French doors. The room is bathed in natural light, with its dual aspect windows to the front and rear elevation. With a carpeted floor, three radiators, beamed ceilings, ceiling inset spotlights and a television access point.



The living room has a sizeable storage cupboard, to the rear of the room, that could suit a variety of uses.

From the dining area a wooden door opens into the

OFFICE

The perfect office space, ideal for anyone who

works from home or runs a business. A generous space that can house a multitude of desks or work benches. With a wood laminate floor, single radiator, beamed ceiling, central light fitting, ceiling inset spotlights, integrated air conditioning and a uPVC double glazed window to the front .



From the hallway a wooden door opens into the

DINING KITCHEN



The dining kitchen is an impressive space, finished to a high standard and offering more than ample space for a large dining table to one side of the room, whilst granite work surfaces to three walls, with a central island, offers ample work space. The room features dual aspect uPVC double

glazed windows to the front and rear elevations and a set of uPVC double glazed French doors open out onto the rear patio garden. The kitchen features over and under counter cupboards and drawers, range style cooker, stainless steel extractor hood, integrated microwave, under floor heating, splashback stainless steel panelling, tiled floor, integrated dishwasher, space for an American style fridge/freezer, ceiling inset spotlights, inset boxed ceiling LED lighting and an inset stainless steel sink with a stainless steel mixer tap.



From the hallway wooden doors open into the

UTILITY ROOM



A fantastic addition to the property, offering additional work space, tucked away from the main area of the property. The utility room features tiled work surfaces and splashbacks to three sides, all with over or under counter cupboards and drawers offering additional storage space. With plumbing for a washing machine, wooden flooring, space for a fridge/freezer, ceiling inset spotlights, uPVC double glazed window to the front elevation and an inset sink with mixer tap.

WC

Another ideal addition to the ground floor of the

property offering additional facilities, with a close coupled toilet, ½ pedestal washbasin, tiled floor, tiled splashbacks, stainless steel towel radiator, ceiling inset spotlights and an extractor fan.



From the hallway a carpeted staircase leads up to the

LANDING

A large and long landing that offers access throughout the upper floor, with an airing cupboard storage space, single radiator, uPVC double glazed window and wall mounted light fittings.

From the landing wooden doors open into

SITTING ROOM (BEDROOM 4)



A beautifully presented second sitting room, located on the first floor. Owing to the five sets of dual uPVC double glazed windows, to all three external sides, this room is constantly bathed in natural light and offers the best vantage point for the views around the property. The room could also potentially be turned into the fourth bedroom, or even be converted into two bedrooms if you should require the additional space. A spacious room that can house a large

suite, with a carpeted floor, four radiators, gas fireplace set into a granite hearth and mantelpiece, ceiling inset spotlights and a television access point.



BEDROOM 1



A large master bedroom offering more than ample space for a super king sized bed along with additional bedroom furniture. To one side of the room is a dressing area featuring numerous fitted wardrobes. The room is dual aspect with uPVC double glazed windows to two sides offering charming views and plenty of natural light. With a carpeted floor, double radiator, single radiator and numerous ceiling inset spotlights.



From the master bedroom a wooden door opens into the

MASTER SUITE

A large master suite that offers a modern and

bright shower room. To one end of the room is a large walk-in style shower with glass splashguard. With a close coupled toilet, vanity inset washbasin, stainless steel towel radiator, frosted uPVC double glazed window to the side elevation, ceiling inset spotlights and dual extractor fans.



From the landing wooden doors open into

BEDROOM 2



This stunningly presented bedroom again offers ample space for a king sized bed along with additional furniture. With a wood laminate floor, ceiling inset spotlights, single radiator and a uPVC double glazed window to the front elevation.



BEDROOM 3



Another generous bedroom that can accommodate a double bed along with additional furniture. The feature arched uPVC window offers a charming addition to the room as well as offering plenty of natural light. With a wood laminate floor, central light fitting and single radiator.

BATHROOM

One of the most beautiful bathrooms suites that we have seen, this master bathroom offers a grand amount of space, featuring a large full walk-in rainfall style shower with twin glass splashguards, free standing modern bowl style

bath, close coupled toilet and a wooden counter mounted his and hers washbasins. The bathroom also features a fully tiled floor and walls, two stainless steel towel radiators, ceiling inset spotlights, twin extractor fan and ceiling inset sound system.



GARDENS

To the front of the property, bordering the front driveway approach, is a lawned strip that leads to the rear flagged forecourt that offers parking for up to three cars.



large lawned garden that leads down to a wooden fence at the far end, bordered on either side by hedge, creating a picturesque backdrop to the property and an ideal place for children and pets to play. A sweeping pebbled pathway leads down to the rear corner of the garden to a patio courtyard. The courtyard currently houses two shed and a metal storage container with roller shutter. Potentially this area could be opened up to the drive, to the side, creating additional private parking.



To the rear of the property is a beautifully presented and sizeable garden area. To the edge of the property is a large patio seating area, creating the ideal place to sit out and relax or to have a barbeque. From the edge of the patio is a

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.



LOCATION

What3words: ///chill.jams.cope

Google Plus Code: P6R3+3WH Halifax

For sat nav users the postcode is: HX3 8QY



MORTGAGE ADVICE

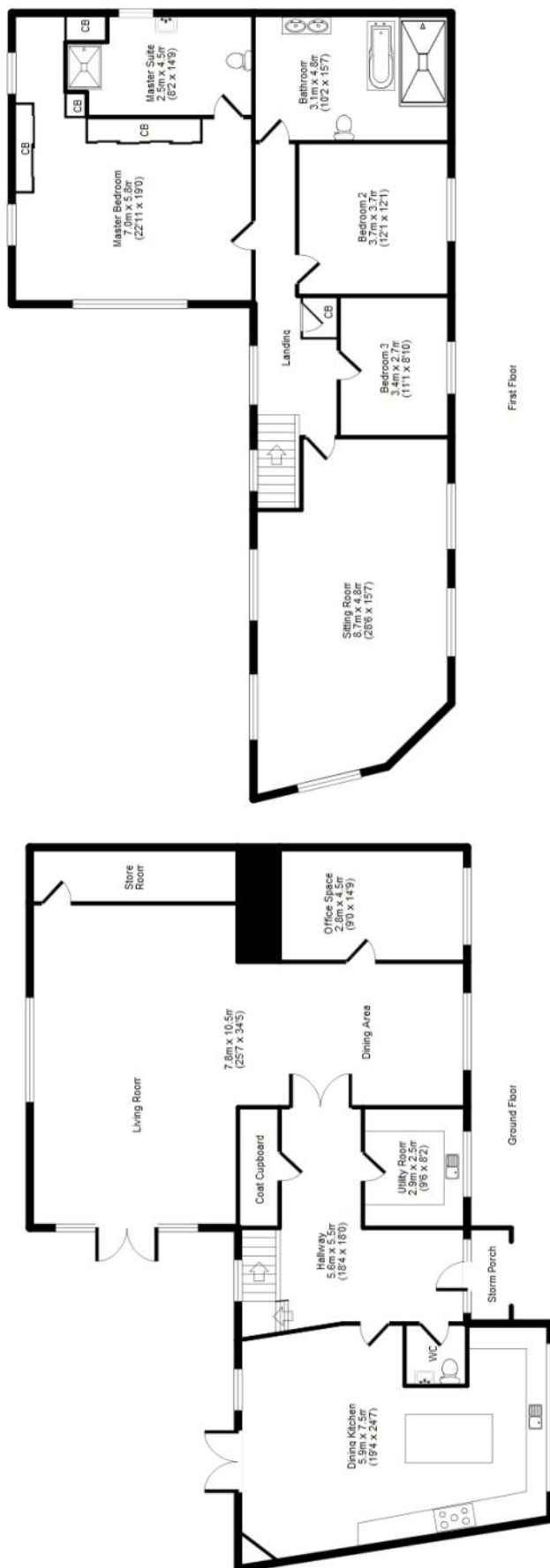
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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TO VIEW

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

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APPROX GROSS INTERNAL FLOOR AREA: 275 sq. m / 2961 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 constitute an offer, contract or warranty. (c) Marsh & Marsh Properties

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