

MARSH & MARSH PROPERTIES

17 Belle Vue Terrace, Southowram, HX3 9PH

£375,000



If you are looking for a modern property, in stunning condition throughout and featuring outstanding far reaching views overlooking Halifax and the valleys beyond, then this is a must view. The house is situated in a perfect vantage point in Southowram, nestled away on a quiet cul-de-sac, in a private location. This townhouse is an end property and features three double bedrooms and would be the perfect property for any growing family, professional couple or anyone looking for that special something. The house features charming, low-maintenance patio gardens to two sides, fully enclosed by stone walls and wooden fence, with gated access, creating the ideal place to sit out and benefit from the south facing orientation. To the front of the property are two private parking spaces.

Internally the property will continue to impress, being offered in immaculate modern condition throughout and benefitting from numerous windows overlooking the views to make the most of its position. All rooms are light and bright and spacious, offering an ideal layout throughout. With its large and spacious living room (benefitting from bi-folding doors opening out into the rear garden), generous dining kitchen, three double bedrooms (over two floors and the master bedroom benefitting from an en-suite) and a beautifully presented house bathroom. Just step inside and you can't fail to fall in love with this home; a real treat to behold.

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

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The property is within a short 5 minute drive of Halifax and Brighouse town centres, providing access to shops and services. Both towns also provide access to well-connected train stations with regular rail services to all surrounding major hubs and access to the Grand Central train service. The property is also just 12 minutes from the M62 motorway providing quick links to the major cities of Leeds, Bradford and Manchester. The property is within walking distance of good primary schools and within a short drive of the outstanding secondary schools.

With everything this property has on offer, its unique stunning and far-reaching views, its beautiful internal presentation and quiet cul-de-sac location, an appointment is a must to fully appreciate everything this house has to offer.

From the front of the property a high-quality composite door opens into the

PORCH

A fantastic reception to the property; the large porch creates an ideal first impression and offers a barrier from the external to the internal and the perfect place to store coats and shoes. With a matted floor, ceiling inset spotlights, alarm control panel and wall mounted coat hooks.

From the porch a wooden door opens into the

HALLWAY

A spacious hallway with a carpeted floor, single radiator and ceiling inset spotlights.

From the hallway wooden doors open into the

LIVING ROOM



A spacious and large open plan living room that offers a perfect family communal space. The room also benefits from the panoramic views via two large sets of double-glazed windows to the side elevation that also bathes the room in natural light, in addition to the twin Velux windows. To the rear of the room a modern bi-folding set of doors opens out into the rear garden providing a charming feature to the rear of the room that brings a feel of the outside in. With a carpeted floor, central light fitting, ceiling inset spotlights, two double radiators and a television access point.





DINING KITCHEN



A large and beautifully presented dining kitchen that offers an ideal family dining area. The room

benefits from triple glazed windows, to the side elevation, providing a vantage of the charming views and with triple glazed windows to the front elevation and twin Velux windows. To the far end of the room is ample space for a family dining table with an additional seating area in the breakfast bar to the end of the ring of laminated work surfaces. The work surfaces all have over and under counter cupboards and drawers offering additional storage. The room is illuminated via numerous ceiling inset spotlights in addition to an over table down light. With an integrated hob, integrated dual oven, integrated microwave, double radiator, fitted washer/dryer, splashback tiling, vinyl flooring, fitted dishwasher, fitted fridge/freezer and an inset stainless steel sink with stainless steel mixer taps.





WC

An ideal addition to the ground floor of the property providing additional facilities. With a close coupled toilet, vanity inset washbasin, vinyl floor, ceiling inset spotlights and a stainless steel towel radiator.

From the hallway carpeted stairs, with a glass panel banister, lead up to the

LANDING

With a carpeted floor, single radiator, ceiling inset spotlights and a uPVC triple glazed window to the front elevation.

From the landing wooden doors open into

BEDROOM 2



A large second bedroom offering more than ample space for a king sized bed along with additional furniture and wardrobes. With a carpeted floor, ceiling inset spotlights, two triple glazed windows to the side elevation and rear and a double radiator.



BEDROOM 3



Another large bedroom, again offering space for a king sized bed and additional furniture. With a carpeted floor, ceiling inset spotlights, two triple glazed windows to the side elevation and front and a double radiator.

BATHROOM



A beautifully presented, stylish and modern house

bathroom. Featuring a panel bath, walk in style shower cubicle (with rainfall style shower), vanity inset washbasin, close coupled toilet, tiled floor, under floor heating, tiled walls, ceiling inset spotlights, stainless steel towel radiator, frosted triple glazed window to the rear elevation and an extractor fan.



offering the best vantage point of the panoramic views in the property. The room also benefits from two Velux windows to the front and rear elevations. With space for a king sized bed, eaves inset cupboards to both sides of the room, carpeted floor, double radiator and ceiling inset spotlights.



From the landing carpeted stairs lead up to a wooden door that opens into

From bedroom 1 a wooden door opens into its

BEDROOM 1

EN-SUITE



A large and spacious master bedroom, located at the top of the property, offering a private and tucked away area. The room features a set of triple glazed windows to the side elevation

A well laid out en-suite shower room, making excellent use of the space on offer; beautifully presented with a modern style and high-quality finish. With a walk in style shower, close coupled toilet, vanity inset washbasin, stainless steel towel

radiator, under floor heating system, tiled floors, tiled walls, ceiling inset spotlights and a Velux window.

GARDENS



The property benefits from beautifully presented, low-maintenance surrounding patio gardens, in a south facing orientation. The gardens creates the perfect place to sit out and relax, entertain or have a barbeque whilst enjoying the panoramic backdrop to the property. A real treat to behold and a fantastic feature for this home.



PARKING



To the front of the property are two private parking spaces.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of

uPVC triple glazing, fitted alarm system and gas central heating.

TO VIEW

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

DIRECTIONS

From Halifax town centre head towards Southowram on Beacon Hill Road for 0.9 miles (the road will turn into Godley Branch then Beacon Hill Road and then Bank Top). At the head of the hill turn right onto Battinson Street and follow the road around onto Belle Vue Terrace. The property will be located at the far end - the closest to the views of Halifax.

For sat nav users the postcode is: HX3 9PH

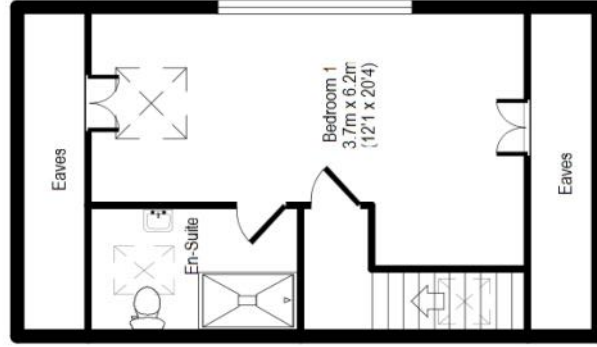
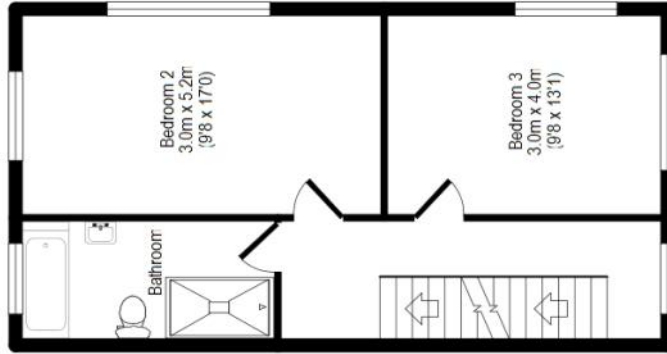
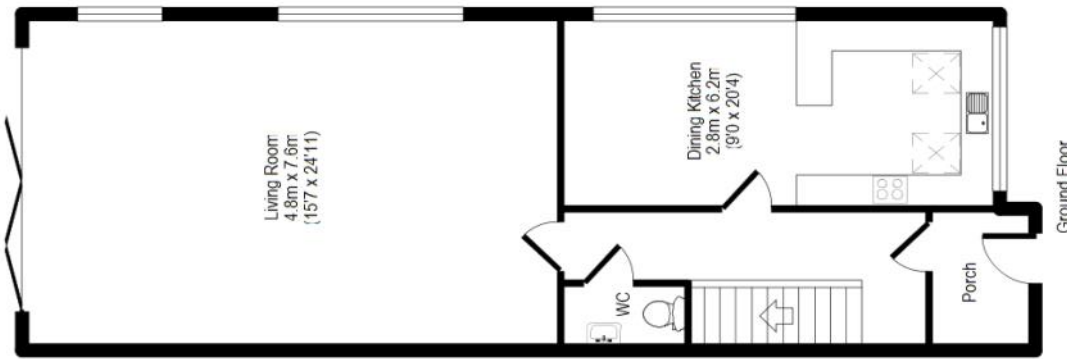
MORTGAGE ADVICE

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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APPROX GROSS INTERNAL FLOOR AREA: 148 sq. m / 1596 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 form part any contract or warranty.

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