

# MARSH & MARSH PROPERTIES

5 Newlands Drive, Northowram, HX3 7JA

£245,000



Situated on a quiet and charming cul-de-sac, in the highly sought after Northowram village, is this well-presented, three bedroomed, semi-detached, property; an ideal family property offered with the fantastic advantage of NO CHAIN. The house benefits from a brick paved front driveway offering ample private parking for three cars. To the rear of the drive is a tandem double garage offering an additional secure parking space. The front garden's bordering shrubs and flowerbeds create a charming kerb appeal and first impression upon arrival. To the rear is a well maintained lawned garden offering the perfect place to sit out and relax.

Internally the property offers a fantastic amount of potential with generous sized rooms throughout that will suit most needs. The house has recently had a new roof and further loft insulation added to the property. With its spacious living room, family dining room, galley style kitchen, rear conservatory, three bedrooms (two with ample space for a double bed) and wet room.

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

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Its location benefits from ample bus routes within walking distance and is only a 10-minute drive from Halifax town centre. The property is also within a short 15-minute drive from the M62 motorway, providing quick access to the major cities of Leeds, Bradford and Manchester. The property is also close to outstanding primary and secondary schools. The Halifax train station provides excellent connections to the surrounding area in addition to the Grand Central train service.

Owing to the whole host of fantastic features on offer with this property and its highly sought-after village location, an appointment to view is essential in order to fully appreciate this welcoming home.

From the front of the property a wood effect uPVC double glazed door opens into the

### HALLWAY

A spacious hallway offering a charming first impression from the moment you step inside. With an under stairs cupboard, carpeted floor, uPVC double glazed window to the front elevation and central light fitting.

From the hallway wooden doors open into the

### LIVING ROOM



A well-presented living room, offering more than ample space for a three-piece suite along with additional furniture. The uPVC double glazed bay window, to the front elevation, provides ample natural light for the whole room. A wall mounted gas fireplace creates a central feature for the whole room. With a carpeted floor, central light fitting, covered radiator, cornice to ceiling and television access point.



### DINING ROOM



A generous dining room offering ample space for a large family dining table. The room features a chimney breast fitted cupboard storage with



display plinth offering a central feature with alcove inset shelving. With a carpeted floor, central light fitting, covered radiator and a uPVC double glazed window looking into the conservatory to the rear of the building.

## KITCHEN



A well laid out kitchen that makes excellent use of the area on offer to create a highly functional work space. The kitchen features laminated work surfaces to either side of the room, all with over and under counter cupboards offering additional storage space. With a cooker unit, uPVC double glazed window to the side elevation, plumbing for a washing machine, splashback tiling, carpeted floor, central strip light, double radiator, space for a fridge and an inset sink with stainless steel mixer tap.

From the rear of the kitchen a uPVC double glazed door opens into the

## CONSERVATORY

An excellent addition to the property providing a charming space to sit out and relax whilst overlooking the garden to the rear. The conservatory offers access to the rear via a uPVC double glazed door and also features a large

sliding uPVC double glazed door creating an open feeling for the room. With a carpeted floor and wall mounted light fittings.



From the hallway carpeted stairs lead up to the

## LANDING

With a carpeted floor, frosted uPVC double glazed window to the side elevation, loft access hatch, central light fitting and single radiator.

From the landing wooden doors open into

## BEDROOM 1



A large master bedroom with ample space for a double bed along with additional bedroom

furniture. To one side of the room is a set of fitted wardrobes offering ample additional storage space. With a carpeted floor, uPVC double glazed window to the front elevation, central light fitting and cornice to ceiling.



### BEDROOM 2



Another spacious double bedroom that benefits from a uPVC double glazed window to the rear elevation overlooking the garden and the views beyond. With a carpeted floor, cornice to ceiling and central light fitting.

### BEDROOM 3



A good sized third bedroom, offering an ideal space for a guest room, child's bedroom or for use as a work from home office. With a carpeted floor, single radiator, central light fitting and a uPVC double glazed window to the front elevation.

### WET ROOM / SHOWER ROOM



A large wet room style shower room, installed in Jan 2023, that is presented with a neutral décor and is well lit via a central light fitting and by two frosted uPVC double glazed windows to both the rear and side elevations. With a wall mounted shower, full floor style wet room, close coupled toilet, ½ pedestal washbasin, multi-panel board walls and extractor fan.

From the landing a pull down wooden ladder leads up to the



## LOFT

An insulated loft with a small amount of boarding offering additional storage space. The rest of the loft has additional insulation and could be boarded to increase the storage space on offer.

## GARDENS

To the front of the property the flagged frontage features a flower bed and shrub border creating a charming kerb appeal for the property and also enhances the privacy of the frontage.



To the rear of the property is a well-manicured lawned garden with flowerbed border and with patio areas, ideal to sit out and relax. The rear garden is bordered by wooden fence and has access to the front of the property, to the side of

the garage and conservatory.



## PARKING & GARAGE



At the front of the property the flagged front

garden offers parking for two cars. A flagged pathway leads down to the tandem double garage - in total offering ample space for another three cars.

### **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.

The new roof was fitted in May 2023.

### **TO VIEW**

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

### **DIRECTIONS**

From the Stone Chair roundabout head towards Northowram on Halifax Road (A6036) for 0.3 miles and opposite 22 Bar & Smokehouse turn right onto Newlands Grove and then the first right onto Newlands Avenue and then right again onto Newlands Drive. The property will be located on your left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HX3 7JA

### **MORTGAGE ADVICE**

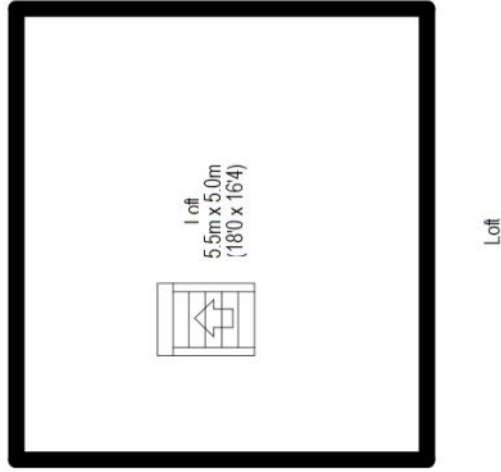
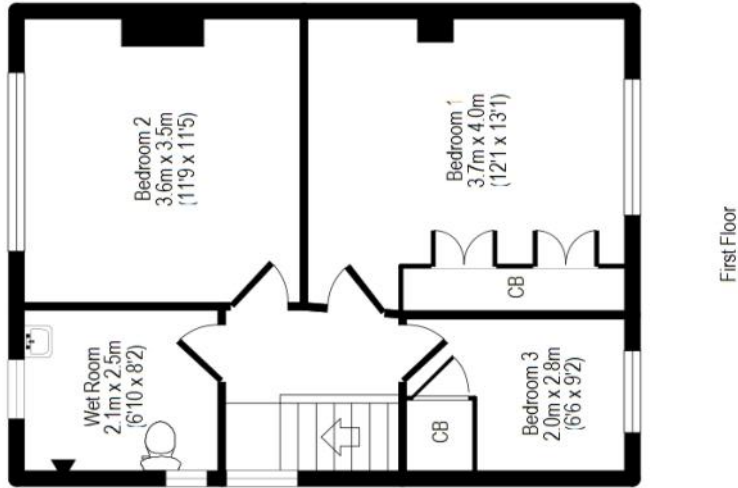
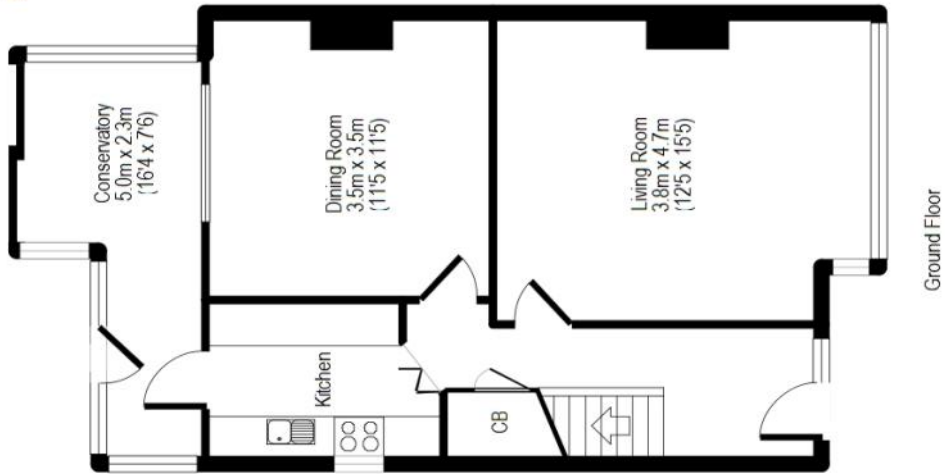
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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APPROX GROSS INTERNAL FLOOR AREA: 123 sq. m / 1318 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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