

# MARSH & MARSH PROPERTIES

21 Marldon Road, Northowram, HX3 7BP

£375,000



Benefitting from being situated on a lofty vantage point, down a quiet road, in the highly sought after Northowram village, is this three bedroomed, detached, bungalow; offered with the added advantage of NO CHAIN and featuring truly stunning views overlooking the Calder valley. The house features rolling gardens to the rear with patio seating areas, greenhouse, flowerbeds and a generous lawn to the bottom of the garden, presenting an ideal place for children and pets to play. There is a charming flowerbed front garden that enhances this house's kerb appeal. To the side of the property is a private drive with a single detached garage to the rear. This property has plenty on offer and truly has that "special something".

Internally there is a fantastic amount of potential on offer creating an ideal property for anyone looking something they can put their own stamp onto. With its welcoming living room, conservatory providing an ideal vantage point of the far reaching views, spacious dining room, well-appointed cottage style kitchen, two double bedrooms to the ground floor, one double bedroom on the first floor, two separate WC's and a ground floor shower room. Just step inside this house and you will certainly be impressed with the amount on offer.

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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 fantastic features on offer with this property, its outstanding potential, highly sought after residential location and stunning far reaching views, all with the added benefit of NO CHAIN, an appointment to view is essential in order to fully appreciate everything on offer.

From the front of the property a composite door opens into the

### **PORCH**

The porch provides an excellent reception into the property creating a barrier from the external to the internal with a tiled floor.

From the porch a wooden door opens into the

### **HALLWAY**

A large and spacious hallway, featuring a high ceiling and providing access throughout the whole property. With its carpeted floor, under stairs cupboard, central light fittings and two single radiators.

From the hallway wooden doors open into the

### **LIVING ROOM**



A welcoming and inviting living room that offers

ample space for a three piece suite along with additional furniture. The living room receives ample natural light owing to the two uPVC double glazed windows and uPVC double glazed door that looks out into the conservatory to the rear of the property. An electric fire, on a stone hearth, creates a charming central feature for the whole room. With a central light fitting, carpeted floor, single radiator and television access point.



From the living room a uPVC double glazed door opens into the

### **CONSERVATORY**



A perfect addition to the property, creating the ideal place to sit out and relax whilst enjoying the

far reaching views. Its surrounding uPVC double glazed construction creates a true panoramic backdrop. With a tiled floor and wall mounted light fitting.

From the hallway wooden doors open into the

### DINING ROOM



A spacious dining room offering ample space for a dining table along with additional furniture. The room features a bay window making excellent use of the fantastic views. A central gas fire, on a stone hearth and with stone mantelpiece, creates a charming feature. With a central light fitting, carpeted floor, single radiator and television access point.

### KITCHEN



A well-appointed and laid out kitchen with laminated work surfaces to all four walls, all with over and under counter cupboards and drawers offering additional storage space and a central laminated breakfast bar. With an integrated gas hob, integrated dual oven, extractor hood, single radiator, plumbing for a washing machine, space for a dryer, tiled floor, uPVC double glazed window to the front elevation, splashback tiling, central omni-directional light fitting, over counter (and under cupboard) spotlights, fitted fridge/freezer and an inset sink with stainless steel mixer tap.



From the kitchen a wooden door opens into a side porch, with a uPVC double glazed door providing access to the side of the property. From the porch a wooden door opens into the

### WC 2

An ideal addition to the property providing additional ground floor facilities, with a tiled floor, tiled splashbacks, close coupled toilet, frosted uPVC double glazed window to the side elevation, central light fitting and wall mounted washbasin.

From the hallway wooden doors open into



## BEDROOM 1



A spacious ground floor bedroom offering ample space for a king sized bed along with additional bedroom furniture. The room features a bay window, to the rear of the property, again making advantage of the far reaching views to the rear elevation. With a carpeted floor, central omnidirectional light fitting, double radiator and single radiator.

## BEDROOM 2



Another good sized bedroom offering space for a double bed along with additional furniture. With a uPVC double glazed window to the front elevation, carpeted floor, central light fitting and single radiator.



## SHOWER ROOM



A well-presented house shower room that is presented with a modern style and colour scheme and featuring a walk in style shower cubicle for easy access. With a wet room style vinyl floor, shower curtain, vanity inset washbasin, frosted uPVC double glazed window to the front elevation, ceiling inset spotlights, stainless steel towel radiator, tiled walls and an extractor fan.

## WC 1

Another ground floor WC providing further facilities. With a tiled floor, tiled splashbacks, close coupled toilet, frosted uPVC double glazed window to the side elevation, central light fitting and wall mounted washbasin.

From the hallway a series of open carpeted stairs lead up to the

## LANDING

With a carpeted floor, central light fittings and Velux window. The landing also provides access to two loft spaces offering a large amount of additional storage and potential to develop into an en-suite for the upper bedroom.



From the landing a wooden door provides access into

### BEDROOM 3



A generous third bedroom that offers the best view of the valley in the house via its uPVC double glazed windows to the front elevation. The room features an ample amount of additional storage space with a wall length set of fitted wardrobes to one side. With a carpeted floor, central light fitting and a single radiator.



### GARDENS

The true pièce de résistance for the property are the large rolling rear gardens that come with the house. The south-facing gardens are a real sun

trap and the multiple tiers offer something for everyone. The garden offers one of the best vantage points to sit back and relax whilst overlooking the valley beyond. To the edge of the property is a large patio seating area, featuring a greenhouse and shed; an ideal seating space or place to have a barbeque. The middle section of the garden is an assortment of charming flowerbeds with a central sloped pathway leading through the middle and down to the lower portion of the garden.



To the lower part of the garden is a generous lawned area, also featuring a shed, with bordering hedge, which creates an ideal place for children and pets to play in a secure setting.





To the front of the property is a flowerbed and pebbled garden that creates a fantastic frontage to the property and enhances the kerb appeal of the property and privacy. The front garden is bisected by a set of stone steps that lead to the front gated access to the property.



## PARKING



To the side of the property is a driveway, offering private parking, with a single detached garage at the rear of the drive offering further secure parking.

Under the garage is a storage area, ideal for storage of patio furniture or for use as a workshop.



## 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.

### **TO VIEW**

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

### **DIRECTIONS**

From the centre of Northowram village head towards Stump Cross, Halifax on Bradford Road (A6036) for 0.5 miles and then turn right onto Marldon Road. Follow the road around for 0.1 miles and the property will be located on your left hand side.

For sat nav users the postcode is: HX3 7BP

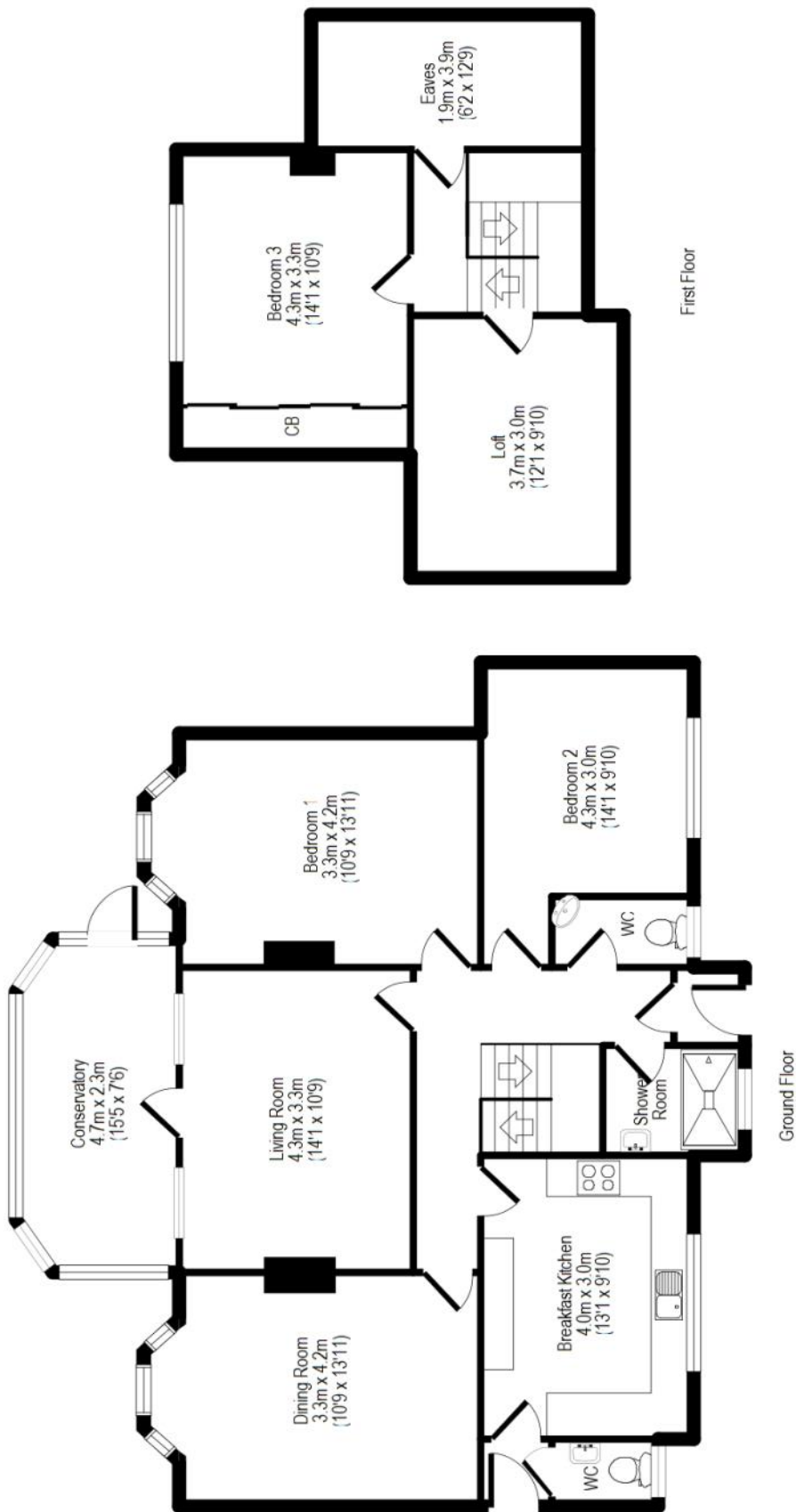
### **MORTGAGE ADVICE**

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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**21 Marldon Road, Northowram, HX3 7BP**



APPROX GROSS INTERNAL FLOOR AREA: 134 sq. m / 1440 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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