

MARSH & MARSH PROPERTIES

41 Newlands Crescent, Northowram, HX3 7HU

£275,000



Located in the highly regarded village of Northowram is this two-bedroomed, semi-detached, property. The house is offered with the added advantage of being NO CHAIN. This property has been extended to the rear providing a generous amount of living space on the ground floor. An attached garage, to the side elevation, provides additional secure parking or an ideal workshop. To the front is a large forecourt with ample parking for six cars, fully enclosed by a hedge border and gated that sets the house away from the roadside. To the rear of the property is a well presented and low-maintenance patio garden offering an ideal place to sit back and relax.

Internally the property offers a large amount of space on the ground floor, featuring a spacious living room, open plan sitting room, rear dining room, stylish kitchen, ground floor wet room, two double bedrooms and a house bathroom. The property has a fantastic amount of potential and presents the ideal opportunity for anyone wanting something that they can put their own stamp onto with little work required. The house offers a warm and welcoming feeling from the moment you step inside that certainly won't disappoint.

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 highly sought after residential location of this property, its fantastic internal space and neutral décor throughout, all with the added benefit of being NO CHAIN, an appointment to view is essential.

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

HALLWAY

This welcoming light and bright entrance into the property creates a charming first impression and has a carpeted floor, double radiator, wall inset display case, two central light fittings and under stairs storage cupboard.

From the hallway wooden doors open into the

LIVING ROOM



A spacious living room offering ample space for a three piece suite. The room is bathed in natural light owing to the curved bay window, to the front elevation, with numerous uPVC double glazed windows. A central modern style gas fire, with remote control operation, granite hearth and granite mantelpiece, creates a fantastic central feature for the whole room. With a carpeted floor, wall mounted light fittings, central light

fitting, double radiator, single radiator and television access point.



SITTING ROOM





A large and spacious open plan sitting room offering a second reception room. The room again offers space for a three piece suite along with additional furniture. The room receives natural light from the opening into the dining room and the frosted stained glass uPVC double glazed window to the side elevation. The sitting room also features a modern style, remote operated, gas fireplace creating a fantastic central feature for the room. With a carpeted floor, two central light fittings and double radiator.

To the side of the sitting room an opening leads into the

KITCHEN



A stylish and modern kitchen that features laminated work surfaces to three sides offering ample work space. The work surfaces all feature over or under counter cupboards and drawers offering a large amount of storage space. The room receives natural light from a uPVC double glazed window to the front elevation and from the dining room owing to three stained glass windows. The room is also illuminated via a set of omni-directional ceiling spotlights. With an integrated hob, integrated oven, extractor hood, plumbing for a washing machine, integrated

dishwasher, splashback tiling, tiled floor, fitted fridge/freezer and a stainless steel sink with stainless steel mixer tap.



From the sitting room an opening leads into the

DINING ROOM



A fantastic addition to the property providing a dedicated dining area with ample space for a family sized dining table. The room provides access to the rear garden via a set of uPVC double glazed French doors. The room also receives ample natural light via a uPVC double glazed window and Velux window. With a carpeted floor, vertical style modern radiator and wall mounted spotlights.

From the hallway a wooden door opens into the

WET ROOM



Another excellent addition to the property providing facilities for the ground floor. With a walk in style wet room shower, close coupled toilet, washbasin, wall mounted light fitting, ceiling spotlight, frosted uPVC double glazed window to the rear elevation, extractor fan, tiled splashbacks and a tiled floor.

From the hallway a carpeted staircase leads up to the

LANDING

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

From the landing wooden doors open into

BEDROOM 1



A large master bedroom that runs the width of the property and offers ample space for a king sized bed along with additional bedroom furniture and has fitted cupboards to one side of the room. The bedroom has two uPVC double glazed windows to the front elevation, three central light fittings,

carpeted floor and double radiator.



BEDROOM 2



Another spacious bedroom offering space for a

double bed. The room overlooks the garden to the rear and the hills and fields beyond. It also has plenty of storage space owing to the fitted wardrobes to one side. With a carpeted floor, double radiator, and central light fitting.

BATHROOM



A well-presented house bathroom that makes excellent use of the space on offer. With a "P" shaped panel bath, over bath shower, glass splash guard, pedestal washbasin, bidet, close coupled toilet, frosted uPVC double glazed window to the side elevation, wall mounted hair dryer, stainless steel towel radiator, central light fitting, ceiling inset spotlights with inbuilt extractor fan, splashback tiling and vinyl floor.

GARDEN

To the rear of the property there is a triangular shaped, low-maintenance, garden; featuring two patio seating areas and pebbled central garden area, creating an ideal space to sit out and relax. The garden is enclosed by a wooden fence creating a private space.



PARKING & GARAGE



To the front of the property is a large forecourt, bordered by a hedge and has a gated front access to the roadside. The forecourt is tarmacked and offers ample space for 6 cars.

To the rear of the forecourt, attached to the property, is a garage offering a secure parking space or an ideal space for a workshop/storage. The garage features an electric remote operated door.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

The seller has indicated that they would be willing to include the bedroom furniture, blinds and curtains throughout the property should the buyers wish.

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. The property will be located on the right hand side identified by the Marsh & Marsh Properties "For Sale" sign. There is ample parking in the forecourt if you pull in through the gates.

For sat nav users the postcode is: HX3 7HU

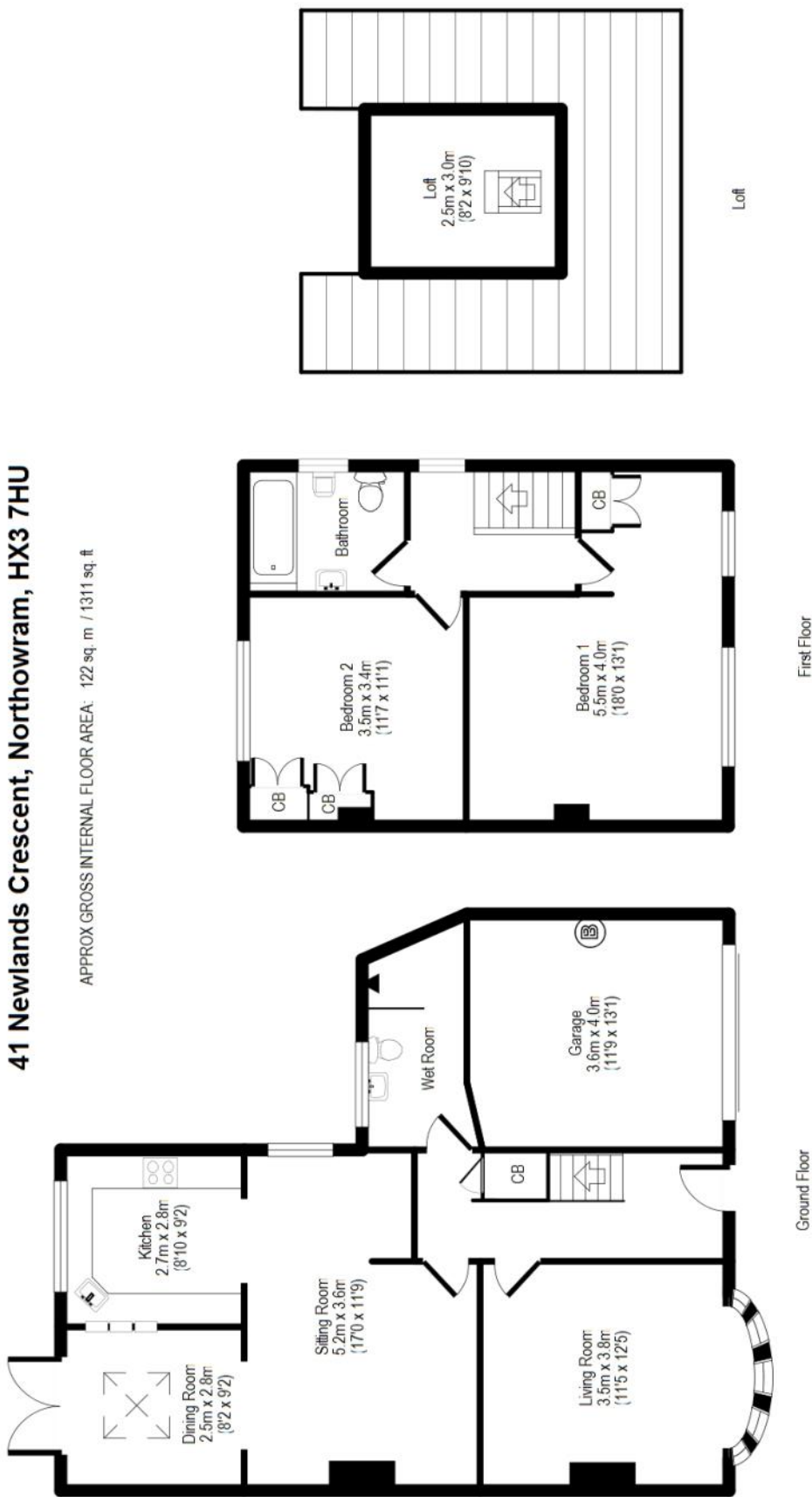
MORTGAGE ADVICE

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: 122 sq. m / 1311 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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