

MARSH & MARSH PROPERTIES

67 Windmill Crescent, Northowram, HX3 7DG

£239,950



If you are looking for a charming, three bedroomed, property then this will be the one for you. Situated in the heart of the highly regarded Northowram village this property certainly has plenty to offer. Located on a quiet cul-de-sac, in a peaceful location and benefitting from a long brick paved driveway to the front of the property providing private parking for three cars. The property also features a single garage, located down a separate driveway to the front of the property offering additional parking or an ideal storage space. To the rear of the property is a charming enclosed garden with decked seating area, ideal for a barbeque, and lawned section with a rear patio.

Internally the property will continue to impress, being offered in a modern and well-presented condition throughout providing the ideal opportunity for anyone to move in with little to no work required. The house has a charming open plan feeling to the ground floor, with its spacious living room (leading into the stunningly presented dining kitchen via glass panel double doors), front entrance porch, three good sized bedrooms, a beautifully presented shower room and a boarded loft providing ample additional storage space. Just step inside and you will certainly fall in love with everything this property has 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 its highly sought after residential location, beautifully presented internals and fantastic amount of features on offer an internal inspection is essential in order to fully appreciate this charming home.

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

PORCH



An excellent reception to the property providing a barrier from the external aspect to the internal. The porch provides ample space to store coats and shoes. With its carpeted floor, central light fitting and uPVC double glazed windows to the side and front elevation.

From the porch a wooden door opens into the

LIVING ROOM



This modern and stylish living room has an open plan feeling owing to the open plan staircase and glass doors leading to the dining kitchen. The room has a modern design and décor and is light and bright due to the large uPVC double glazed window to the front elevation in addition to the central light fitting. A wood burning stove, on a stone hearth and with wooden mantelpiece, creates a fantastic central feature for the whole room. With a carpeted floor, double radiator and television access point.

To the rear of the living room a double glass panel doorway opens into the



DINING KITCHEN

A spacious dining kitchen that is bathed in natural light with two sets of uPVC double glazed windows

overlooking the rear garden and a uPVC double glazed door providing access. An under stairs cupboard provides additional pantry storage space. To one side of the room there is ample space for a family dining table. On the opposite side of the room is a ring set of laminated work surfaces all with under or over counter cupboards and drawers. The room is lit via a central light fitting and numerous ceiling inset spotlights. With an integrated five ring hob, integrated oven, stainless steel extractor, double radiator, plumbing for a washing machine, splashback tiling, wood laminate flooring, fitted dishwasher, space for a fridge/freezer and a stainless steel sink with stainless steel mixer tap.



From the living room a carpeted staircase leads up to the

LANDING

With a carpeted floor and ceiling inset spotlights.

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 there is a large set of wardrobes offering ample additional storage space. With a large uPVC double glazed window to the front elevation, carpeted floor, ceiling inset

spotlights and single radiator.



BEDROOM 2



A generous second bedroom with space for a double bed along with additional furniture. With a uPVC double glazed window to the rear elevation, ceiling inset spotlights, carpeted floor and single radiator.

BEDROOM 3

A spacious third bedroom that is an ideal work from home office, guest room or child's bedroom. With a fitted bulk head cupboard, uPVC double glazed window to the front elevation, ceiling inset spotlights and carpeted floor.



SHOWER ROOM



This beautifully presented and modern shower room makes excellent use of the area on offer to create a highly functional space. With a corner shower cubicle, close coupled toilet, vanity inset washbasin, frosted uPVC double glazed window to the rear elevation, ceiling inset spotlights, tiled floor, tiled walls and extractor fan.

From the hallway a loft hatch, with a metal pull down ladder, provides access to the

BOARDED LOFT

An excellent addition to the property providing additional storage space.

REAR GARDEN



A fully enclosed rear garden that provides the ideal place to sit back and relax and have a barbeque. Owing to its enclosed nature it is perfect for children and pets to play in a secure environment. To the edge of the property is a decked seating area leading into a lawned section. To the far end of the property is a patio seating area. To the left hand side of the garden is a concrete pathway leading down to a rear access gate.

PARKING

To the front of the property is a brick paved driveway that provides ample private parking for

three cars.



To the front of the property down a separate driveway is a row of terraced garages. The property has ownership of the far right hand garage providing additional parking space or an ideal facility for additional storage.

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 travel along Lydgate towards the primary school and continue onto Town Gate and then onto Hough. Opposite the Northowram tennis club turn right onto Windmill Drive and then take the first left onto Windmill Crescent and then the second left to stay on Windmill Crescent. The property will be on your right hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

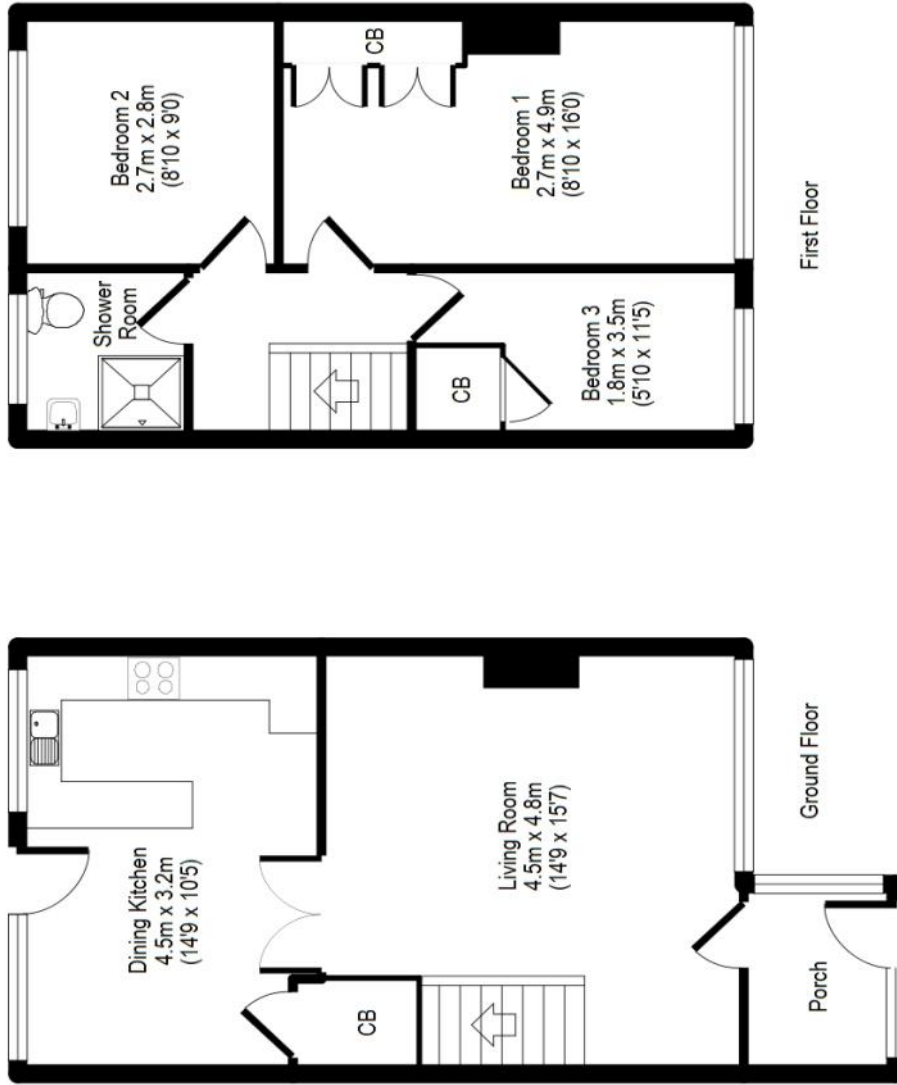
For sat nav users the postcode is: HD6 7DG

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: 72 sq. m / 775 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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