

# MARSH & MARSH PROPERTIES

15 The Rise, Northowram, HX3 7HQ

£225,000



This well presented, three bedroomed, semi-detached, property is situated in the heart of the highly sought after Northowram village on a quiet and charming cul-de-sac. The property is also offered with the added advantage of NO CHAIN. If you are looking for a property that you can put your own stamp onto then this will certainly be of special interest. The ideal family property or perfect for a professional couple looking for a new home. The property benefits from a charming lawned garden and flowerbed garden, to the front elevation, which enhances its kerb appeal and has a patio garden to the rear elevation. To the rear is a single garage offering a secure parking space with a driveway providing ample parking.

Internally the property is offered in a well maintained, albeit dated, condition; presenting the ideal opportunity for anyone wanting to put their own stamp on a property. With its open plan style living room providing a spacious communal area, spacious dining room, long galley style kitchen, three good sized bedrooms (two with ample space for double beds and feature fitted wardrobes), and a house bathroom.

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Its well-connected position is within easy walking distance of Northowram village and all its amenities and is just a short drive from Halifax town centre. The M62 is only a 15 minute drive providing quick access to the major cities of Leeds, Bradford and Manchester. Halifax train station also provides excellent local rail connections in addition to the Grand Central train service. The property is also within a short commute of good primary and secondary schools.

Owing to the fantastic opportunity presented with this property an internal inspection is essential in order to fully appreciate everything this house has to offer.

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

### LIVING ROOM



A warm and welcoming reception into the property, the open living room creates a spacious and inviting first impression upon arriving at the property. The whole room is bathed in natural light owing to the large uPVC double glazed bay windows to the front elevation. A central gas fire, on a tiled hearth and with tiled mantelpiece,

creates the ideal central feature for the whole room. With a carpeted floor, single radiator, cornice to ceiling, ceiling inset spotlights and a television access point.



From the living room a wooden door opens into the

### KITCHEN



A long kitchen that features laminated work surfaces, with over and under counter cupboards, to two sides of the room providing plenty of work space. To the far end is a set of sliding uPVC double glazed doors allowing access to the rear elevation and providing plenty of natural light in addition to the double glazed window to the side

elevation. With a cooker unit, tiled floor, central light fitting, under cupboard lighting, space for a fridge/freezer, under stairs walk-in style pantry, plumbing for a washing machine and an inset stainless steel sink with stainless steel mixer tap.

From the kitchen a wooden door opens into the

### **DINING ROOM**



The dining room is a charming space, featuring wood panel walls and a faux beamed ceiling creating a traditional dining space. The room also features a gas fireplace, on a tiled hearth and with tiled mantelpiece, again creating a charming feature. A set of sliding uPVC double glazed doors provides access to the rear garden whilst providing an ideal view of the rear. With a carpeted floor, central light fitting and wall mounted light fittings.

From the living room a carpeted staircase leads up to the

### **LANDING**

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

From the landing wooden doors open into

### **BEDROOM 1**



A large master bedroom that offers ample space for a double bed along with additional bedroom furniture. The room features a bay window with uPVC double glazed windows that provide ample natural light for the room. With a carpeted floor, fitted wardrobe, single radiator and central light fitting.

### **BEDROOM 2**



Another generous double bedroom benefitting from two sets of fitted wardrobes offering an ample amount of additional storage. A double glazed window, to the rear elevation, provides an

ideal vantage point of the charming views to the rear over the fields. With a carpeted floor, single radiator and ceiling inset spotlights.



### BEDROOM 3



An ideal bedroom for a work from home office, guest room or child's bedroom. With a carpeted floor, uPVC double glazed window and central light fitting.

### BATHROOM

A well laid out house bathroom that features a panel bath, glass splashguard, over bath shower, mermaid board splashbacks, cork flooring, close coupled toilet, pedestal washbasin, frosted uPVC double glazed window to the rear elevation,

central light fitting and single radiator.

### GARDENS



To the front of the property is a charming lawned

garden with flowerbed surround and hedge border to the front. The front garden not only enhances the kerb appeal of the property but also increases the privacy.

To the rear is a well-maintained patio garden, with surrounding shrub border and features a central pond. The rear garden is the ideal place to sit out and relax and overlooks the fields to the rear elevation creating a fantastic backdrop.

### **PARKING & GARAGE**



To the side of the property is an open driveway with parking for 3+ cars that leads down to the large single garage. The single garage provides an additional secure parking space or an ideal storage area.

### **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.

### **TO VIEW**

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

### **DIRECTIONS**

From Northowram centre crossroads head towards Stump Cross on Bradford Road (A6036) for 0.2 miles and then turn left onto The Rise. The property will be located at the head of the cul-de-sac and can be identified by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HX3 7HQ

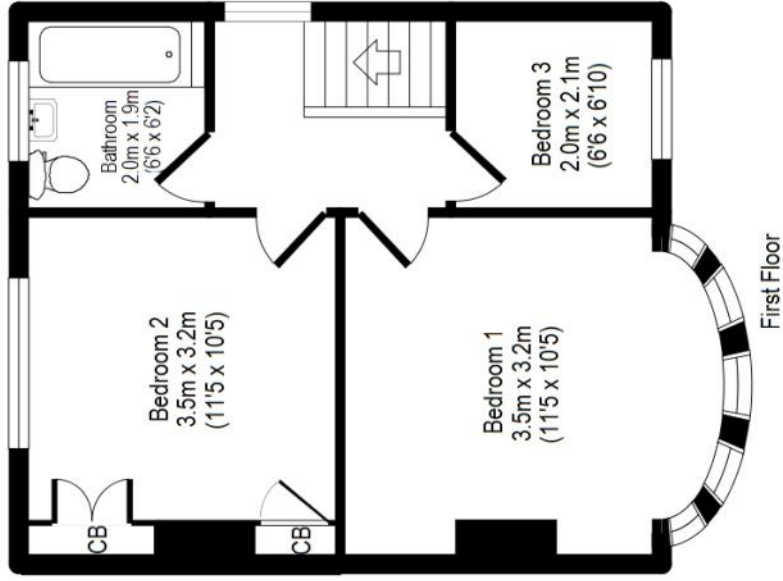
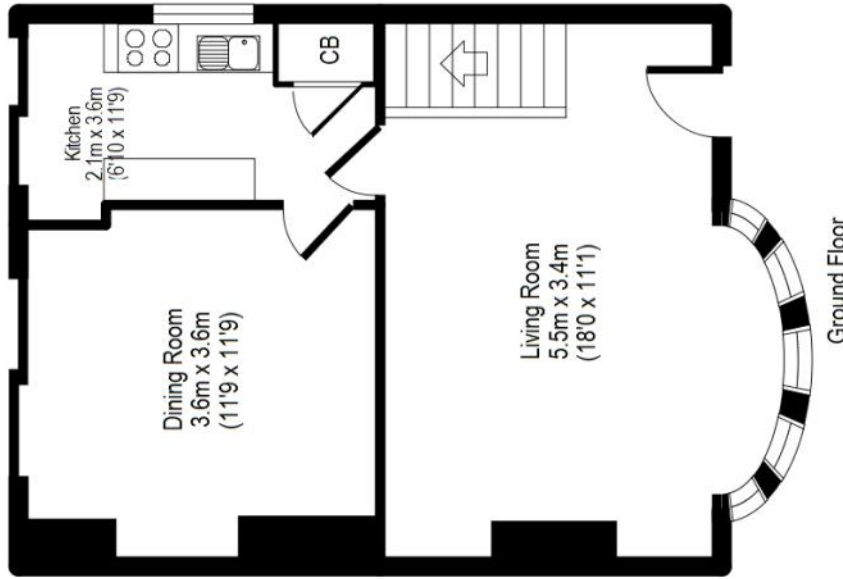
### **MORTGAGE ADVICE**

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.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

# 15 The Rise, Northowram, HX3 7HQ



APPROX GROSS INTERNAL FLOOR AREA: 77 sq. m / 830 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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