

# MARSH & MARSH PROPERTIES

48 Marldon Road, Northowram, HX3 7BP

£250,000



**\*\*ATTENTION TO ALL YOUNG/GROWING FAMILIES, FIRST TIME BUYERS OR PROFESSIONAL COUPLES\*\*** This is not a property to be overlooked! With the 'WOW' factor, this property simply demands an internal inspection to fully appreciate what is on offer and therefore, an early inspection comes highly recommended to avoid any disappointment. Presented to an extremely high standard throughout, with high spec fixtures and fittings, you will not fail to be impressed with this extended three bedroom semi-detached home. Situated in the much sought after location of Northowram with stunning far reaching views, where you will find highly regarded local schools and easy links to Halifax, Brighouse, and Bradford. In brief the property comprises of; Spacious entrance hall, inner hallway, W/C, utility room, lounge, dining area and a kitchen all to the ground floor. Three bedrooms, house bathroom and access to the storage attic space are all to the first floor. Externally you will find gardens to the front and rear of the house and a shared driveway to the side which leads to the garage at the rear.

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## ENTRANCE HALL



Setting the tone for the rest of your visit is this impressive and welcoming entrance hall, which is accessed via a double glazed composite door with two sidelight windows that together provide an abundance of natural light. Here you will find an engineered oak floor which runs through to the lounge, dining area and the kitchen. There is an original designed cast iron radiator which is further complimented by a red brick cladded wall which leads all the way up the open staircase seen via a toughened glass wall. There is also a mains smoke alarm.

## W/C

A modern white two piece suite comprises of a low flush toilet and a hand wash basin. Completing this room to a high standard is a slate effect laminate floor, a designer towel radiator and a useful inset shelve.

## UTILITY ROOM



Base units for storage with a space and plumbing for a washing machine. Slate effect laminate flooring and the Worcester Bosch combination boiler which was new approximately three years ago.

## LIVING ROOM 3.7 x 4.8m (11'11 x 15'8)



A feature fireplace has plumbing for a gas fire and a chimney flu in place, should anyone desire to install a working fire. The room has tasteful décor, engineered oak flooring, ceiling spotlights, radiator and a large UPVC window to take advantage of the far reaching views all the way across to Emley Moor Mast.

## DINING AREA 3.7 x 3.5m (11'11 x 11'5)



Open plan, linking the lounge to the kitchen is this spacious dining area which again is presented well with tasteful décor, engineered oak flooring, ceiling spotlights, inset ceiling speakers and a red brick cladding wall to match that of the entrance hall.



worktop and a slate effect, along with a one and a half bowl sink with a chrome mixer tap. Appliances include an integrated dishwasher along with a and a Range style, Belling gas and electric cooker with a cooker hood above, a freestanding American style Hotpoint fridge/freezer both of which are nestled neatly within the modern kitchen units. Completing the kitchen to a high spec is the engineered oak floor which continues through from the dining area, ceiling spotlights, ceiling speakers, a large roof window, UPVC window and UPVC French doors.

### KITCHEN 4.7 x 2.7m (15'3 x 8'10)



### LANDING



The staircase leads up from the entrance hall with the red brick cladding, where you will find another toughened glass wall to match that of the hallway, a mains smoke alarm, a UPVC window and loft access with a pull down ladder.

### BEDROOM ONE 3.1 x 3.9m (10'2 x 12'9)



A double room with modern built-in wardrobes and matching dressing table, radiator, ceiling spotlights and a UPVC window with stunning, far reaching views.

This beautiful kitchen boasts a wide range of wall and base units complimented by a black granite



Larger than your average single room with a built-in wardrobe, inset wall shelf, radiator, ceiling spotlights and a UPVC window which boast the far reaching views.

### **BEDROOM TWO 3.5 x 3.7m (11'7 x 12'1)**



### **BATHROOM**



Complimented by tile effect, sheet wall cladding is this modern four piece suite which comprises of a bathtub with a chrome mixer tap, glass shower cubicle with a power shower, vanity sink unit with a chrome mixer tap and a low flush toilet. To complete the room are the ceiling spotlights, chrome towel radiator, extractor fan and a UPVC window.

A double room with modern fitted wardrobes, radiator, ceiling spotlights and a UPVC window.

### **BEDROOM THREE 2.5 x 3.0m (8'2 x 9'10)**



### **STORAGE LOFT 4.6 x 2.2m (15'1 x 7'2)**

Accessed via a wooden pull down ladder with lighting, this attic is mostly boarded to provide that much needed, easy access storage space.

### **EXTERNAL**

To the front of the property, you will find a tiered garden with far reaching views along with a shared driveway which leads to the garage at the rear of the property. The rear garden is a well presented and enclosed garden with two decking areas and a lawn garden.



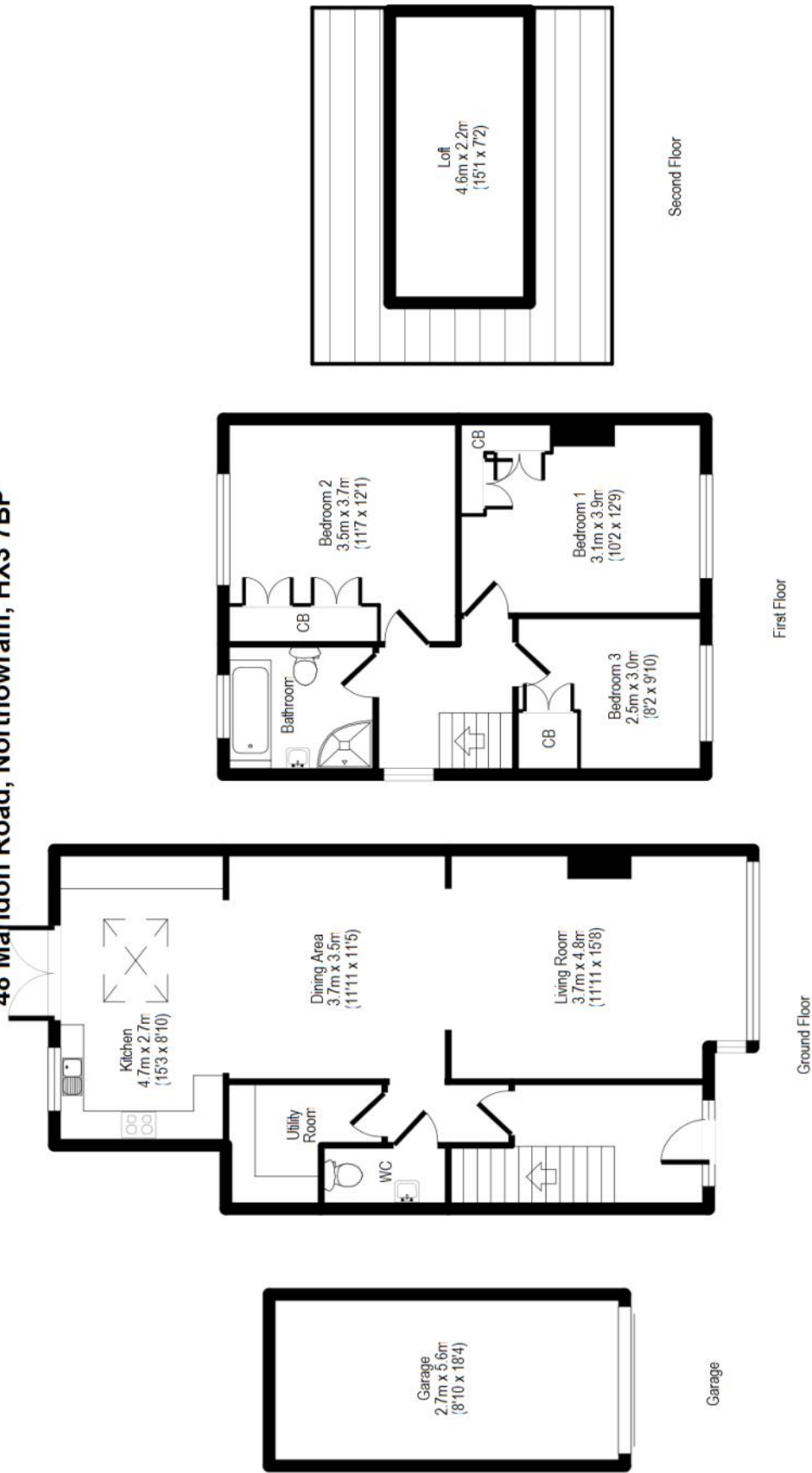
**GARAGE 2.7 x 5.6m (8'10 x 18'4)**

Accessed via an up/over garage door with power and light.



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