

# MARSH & MARSH PROPERTIES

13 Norton Close, Halifax, HX2 7RD

£325,000



If there was ever a house that hid its truly impressive nature from the front, then THIS will be that property; situated on a quiet and peaceful cul-de-sac. As you look from the kerbside you see a beautifully presented, semi-detached, converted bungalow, with its immaculately presented front patio and plant garden that not only enhances the kerb appeal but adds to the charm and privacy of the property. However, internally you are in for a real treat; something truly special that you can see has received lots of love, care and attention to create this stunning home. To the front of the property, surrounded by the garden, is a front patio parking forecourt that offers parking for two cars. To the rear of the property is another beautifully presented, patio and pebbled garden, adorned with plants and shrubs that offers a lush and picturesque backdrop, that also offers an ideal place to sit back and relax or to have a barbeque. The garden also offers a summer house that would be an ideal “man cave” or workshop.

*Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES*

Tel: 01422 648 400

[info@marshandmarsh.co.uk](mailto:info@marshandmarsh.co.uk)

[www.marshandmarsh.co.uk](http://www.marshandmarsh.co.uk)

From the moment you step inside this beautiful home, you will immediately notice the craftsmanship that has painstakingly gone into creating something unique and special. Everything has been finished to a high standard, bespoke and in a complementary fashion, to create a modern living area that has a touch of class and charm. With its open plan style living room that leads into the dining room, then into the kitchen and orangery to the rear, creating a natural flow throughout the ground floor of the property. The ground floor also features a utility room, large cloakroom storage space and shower room. At the top of a feature and industrial style large spiral staircase is the landing that offers access to three double bedrooms (the master bedroom with its large en-suite bathroom) and a beautifully presented house bathroom. It is a genuine pleasure to be able to offer this property on the open market and an internal inspection is essential to appreciate this home.

The property is ideally located on the outskirts of Halifax benefitting from quick and easy access to the town centre, just a 5 minute drive, or regular bus services to the centre. Halifax train station provides excellent rail links to the surrounding area in addition to access to the Grand Central train service. The M62 motorway is a short 15 minute drive away providing easy access to the major cities of Leeds, Bradford and Manchester. The property is in the catchment area of good primary and secondary schools.

Owing to the premium nature of this property, you will certainly need a further inspection in order to truly appreciate everything that this house has to offer.

From the front of the property a storm porch covers the front entrance where a solid bespoke wooden door offers access into the

### ENTRANCE HALLWAY

The entrance hallway offers the ideal first impression as you step inside the property, light and bright and featuring a fully tiled floor, modern and vertical style radiator, ceiling spotlights and a frosted double glazed window to the front elevation.



From the entrance hallway a wooden door opens into the

### LIVING ROOM







Being open plan throughout the ground floor, the living room feels open and has a natural flow through the whole house as well as presenting a welcoming and relaxing feel. The living room provides plenty of space for a three piece suite along with additional furniture. A multi-fuel stove, on a tiled hearth and with feature chimney breast, creates the ideal central feature for the room. The space is well illuminated via natural light from the double glazed bay window to the front elevation, in addition to the numerous ceiling inset spotlights. With a high quality solid wood flooring, modern vertical style radiator and wall inset shelving.

From the living room a large opening leads directly into the

## DINING ROOM



A large family dining room that provides more than ample space for a large dining table along with additional furniture. The dining room receives natural light from the Orangery and living room as well as being illuminated via numerous ceiling inset spotlights. The dining room has a large storage room to one side that could act as a general store or as a pantry for the kitchen. With a solid wood floor, large feature wall (hand

painted) and a modern style vertical radiator.



From the dining room an opening leads directly into the

## KITCHEN





The kitchen is beautifully presented and well laid out to create a highly functional space, with a natural flow that will accommodate modern living. The kitchen has a central breakfast bar to one side that complements the wooden work surfaces, in an "L" shape, to two other sides of the room. The kitchen has ample storage with over and under counter cupboards and drawers. With an integrated hob, modern extractor hood, integrated dual oven, plumbing for a dishwasher, tiled flooring, splashback tiling, double glazed window to the rear elevation, ceiling inset spotlights, space for an American style fridge/freezer and a 1 ½ stainless steel sink with stainless steel mixer taps.

From either the kitchen, or dining room, openings lead into the

### ORANGERY

The perfect place to sit back and relax whilst overlooking the gardens to the rear elevation; a light bright space owing to the numerous double glazed windows and also provides access into the rear garden via a bespoke solid wooden door. With a solid wooden floor, ceiling inset spotlights, steampunk style wall mounted light fittings and a modern style vertical radiator.



From the kitchen a solid wood door opens into the

### UTILITY ROOM



A fantastic addition to the property that offers additional work and storage space. The utility room features wooden work surfaces to two sides, all with over and under counter cupboards and drawers. With plumbing for a washing machine, space for a dryer, space for a wine fridge, double glazed window to the side elevation, tiled floor, tiled splashbacks, ceiling inset spotlights and a 1 ½ stainless steel sink with stainless steel mixer tap.

From the living room a wooden door opens into the

### CLOAKROOM

Another highly useful addition to the property, offering the perfect space to store coats and shoes. With ample hanging space, ceiling inset spotlights and a single radiator.

From the entrance hall a wooden door opens into the

### SHOWER ROOM

A beautifully finished space that is well presented



and offers ground floor facilities for the property. Featuring a walk-in style shower cubicle, close coupled toilet, pedestal washbasin, wall mounted lit mirror, ceiling inset spotlights, frosted double glazed window to the side elevation, extractor fan, tiled floor and tiled splashbacks.



From the living room an industrial style, feature spiral staircase leads up to the

## LANDING



A light, bright and open landing that has a small galleried style landing creating a spacious feeling throughout. With a solid wooden floor, Velux window and ceiling inset spotlights.

From the landing a wooden door opens into

## BEDROOM 1



A large and spacious master bedroom that currently houses a super king sized bed along with ample additional furniture. A set of fitted wardrobes provides plenty of additional storage space. The bedroom overlooks the gardens to the rear elevation and has a large wall length set of double glazed windows as well as an access door. With solid wood flooring, ceiling inset spotlights and a modern vertical style radiator.

To the left of the room an opening leads directly into the

## EN-SUITE



A truly beautifully presented master suite, creating a spacious and functional bathroom, a perfect place to relax. Featuring a free standing bowl style bath, his and hers inset sink, solid wood flooring, ceiling inset spotlights, double glazed window to the rear elevation, airing cupboard and a traditional style radiator.

From the landing wooden doors open into

## BEDROOM 2

A generous second bedroom offering ample space for a double bed along with additional bedroom furniture. With a wooden floor, Velux window, ceiling spotlights and a traditional style radiator.



## BEDROOM 3



Another generous bedroom, again offering space for a double bed along with additional bedroom furniture; currently utilised as a work from home office. With a wooden floor, Velux window, ceiling inset spotlights and a traditional style radiator.

## HOUSE BATHROOM

A well-presented and beautifully laid out house bathroom with a modern style and décor throughout. With a Jacuzzi panel bath, close coupled toilet, pedestal washbasin, tiled floor, tiled walls, frosted double glazed window to the side elevation, wall mounted and lit mirror, stainless steel towel radiator, extractor fan and



ceiling inset spotlights.



## GARDENS

To the front of the property is a well-tended patio garden, tucked away behind shrubs and plants, to the rear of the parking, creating an ideal hidden place to sit out and relax.



To the rear of the property is another well-presented garden, featuring a pebbled area and patio seating space; the perfect place to enjoy a barbeque or just to sit in the quiet and relax. The garden is enclosed by stone wall and is fenced to the front elevation. To the rear corner of the garden is a spacious summerhouse, perfect for a workshop, "man cave" or as a quiet reading nook.



## PARKING

To the front elevation is a patio parking forecourt that offers space for two cars.





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.

### 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.

### LOCATION

What3words: [///kings.nearly.frame](https://www.what3words.com/#!/kings.nearly.frame)

Google Plus Code: P3FP+PM7 Halifax

For sat nav users the postcode is: HX2 7RD

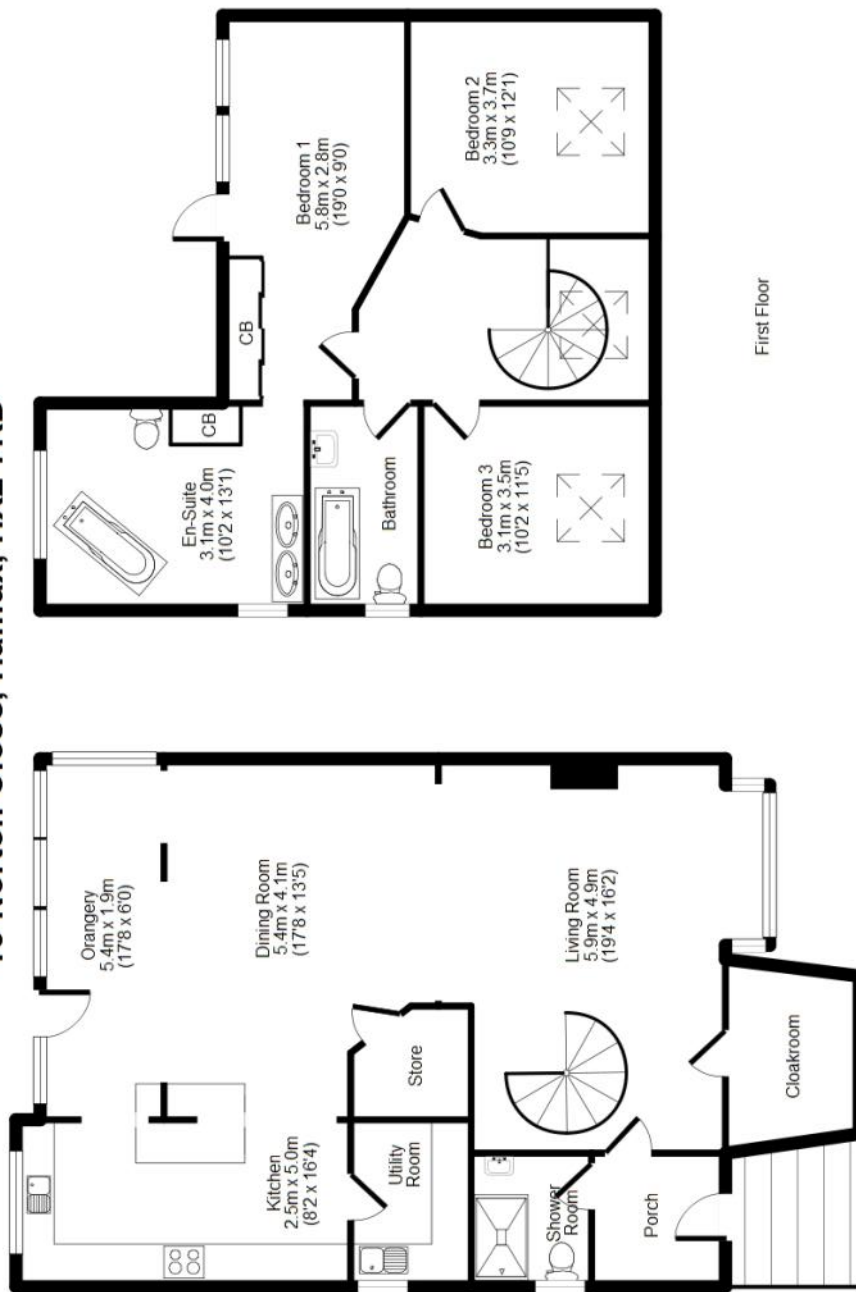
### MORTGAGE ADVICE

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: 155 sq. m / 1663 sq. ft

Ground Floor

First Floor

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.

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