

# MARSH & MARSH PROPERTIES

9 Bankfield Gardens, Southowram, HX3 9NT

£299,999



This three bedroomed, true-bungalow, is situated in a quiet and tucked away location in the highly sought after residential location of Southowram. This property is also offered with the added advantage of being NO CHAIN. A charming cul-de-sac that offers a nestled out of the way position, whilst remaining easily connected to the main transport links. The property benefits from private parking for two cars to the front elevation on its driveway, as well as a storage space/bike garage to the rear of the drive. To the rear of the property is a well-presented and laid out lawned and decked garden, creating the perfect place to sit back and relax or for children and pets to play.

Internally the property will continue to impress, being presented in a warm and welcoming décor throughout, creating a lasting and inviting impression from the moment you step inside. If you are looking for an ideal retirement property this will certainly be something of special interest. With its spacious and bright living room, well-appointed kitchen, dining/conservatory offering an ideal location for family meals, dedicated office/study room, boarded and carpeted storage loft, three double bedrooms (one with en-suite and fitted wardrobes) and house bathroom.

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

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The property is within a short 5 minute drive of Halifax and Brighouse town centres, providing access to shops and services. Both towns also provide access to well-connected train stations with regular rail services to all surrounding major hubs and access to the Grand Central train service. The property is also just 12 minutes from the M62 motorway providing quick links to the major cities of Leeds, Bradford and Manchester. The property is within walking distance of good primary schools and within a short drive of the outstanding secondary schools.

Owing to the whole host of fantastic features on offer with this property, it's sought after and peaceful location, private gardens and beautifully presented internals, all with the added benefit of being NO CHAIN, an appointment to view is essential.

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

### LIVING ROOM



The first impression as you step inside the property that certainly grants the ideal welcoming reception. The living room is light and bright,

receiving ample natural light via the uPVC double glazed window to the front elevation, in addition to the central light fitting. The living room features a wood burning stove, set into the chimney breast and with wooden mantelpiece that creates the perfect central feature. Two fitted cupboards to either side of the chimney offer plenty of additional storage as well as the ideal place for the television. The room also features, under floor heating, long single radiator, cornice to ceiling, wood laminate flooring and a television access point.



From the living room a wooden door opens into the

### HALLWAY



Offering access throughout the whole of the main areas of the property the hallway features a wood laminate flooring to some areas, vinyl floor to parts, ceiling inset spotlights, loft access hatch, dado rail and a double radiator.

From the hallway a wooden door opens into the

### KITCHEN

A beautifully presented and well laid out kitchen that features a "U" shaped set of laminated work



surfaces, which feature over or under counter cupboards, creating ample work space. The kitchen has an open plan feel into the dining/conservatory with an open doorway and viewing window that also allows ample natural light to flow between the rooms. The kitchen features a large range style stove, large stainless steel extractor hood, wood laminate floor, numerous ceiling inset spotlights, tiled splashbacks, double radiator, integrated dishwasher, integrated fridge, integrated freezer and an insert porcelain sink with mixer tap.



From the kitchen the open doorway leads directly into the

## DINING/CONSERVATORY



A fantastic addition to the property creating the ideal place to sit back and relax. The conservatory offers ample space for a large family dining table that can make the most of the views over the rear garden from its numerous uPVC double glazed windows to all sides. The conservatory offers access into the garden via its uPVC double glazed French doors. With ceiling inset spotlights, under floor heating, wood laminate floor and a single radiator.

The conservatory also offers a utility cupboard to one side of the room that offers space for a washing machine and dryer.

From the hallway a wooden door opens into the

### STUDY



A fantastic addition to the property perfect for anyone needing a work from home office space or even use as a hobby/craft room. With a wood laminate floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.

From the end of the hallway a wooden door opens into

### BEDROOM 1

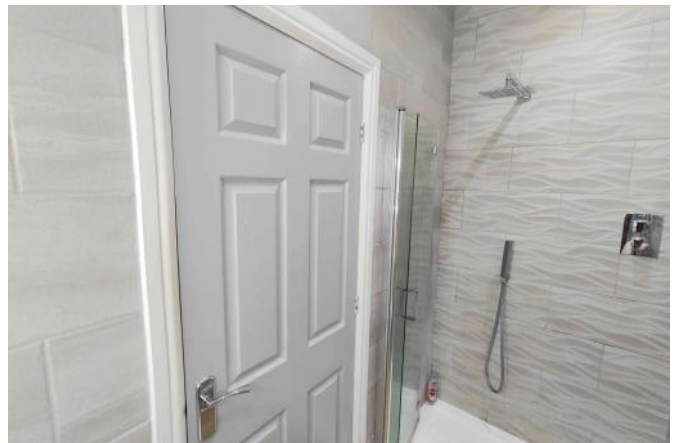


A spacious master bedroom that offers ample space for a double bed along with additional

bedroom furniture. To one side of the room is a large and long set of fitted wardrobes offering plenty of additional storage space. A set of uPVC double glazed French doors not only provides plenty of natural light but also access to the rear decking seating area. With a carpeted floor, ceiling inset spotlights and a vertical modern style radiator.

From bedroom one a wooden door opens into its

### EN-SUITE



A beautifully presented en-suite shower room that makes excellent use of the space on offer to create a highly functional and practical space. With a walk in style rainfall shower to one side of the room, featuring a glass splash guard, counter inset washbasin, close coupled toilet, wood laminate floor, tiled walls, extractor fan, lit mirror, stainless steel towel radiator and ceiling inset spotlights.

From the hallway a wooden door opens into

### BEDROOM 2

A generous second bedroom that also offers space for a double bed along with additional bedroom furniture. With a carpeted floor, ceiling inset



spotlights, uPVC double glazed windows to the front elevation and a double radiator.



### BEDROOM 3



Currently utilised as a dressing room, the third bedroom could also accommodate a double bed. With a carpeted floor, ceiling inset spotlights, uPVC double glazed windows to the rear elevation and a double radiator.

### BATHROOM



A stunningly presented, modern and stylish house bathroom that features a panel bath, over bath rainfall shower, glass splash guard, suspended washbasin, close coupled toilet, lit mirror, frosted uPVC double glazed window to the front

elevation, wood laminate floor, tiled walls, towel radiator, extractor fan and ceiling inset spotlights.



A pull down ladder offers access into the

### LOFT



A spacious loft storage area that is carpeted and features a Velux window and omni-directional ceiling spotlights.

### GARDENS



To the rear of the property is a fully enclosed and beautifully tended rear garden. Featuring a decked and patio seating area that borders the edge and side of the property. Steps lead down to a lawned area, perfect for children and pets to



play in a secure setting. The garden offers the ideal place for family gatherings, parties or a barbeque.



### **PARKING**



To the front of the property is a private driveway offering spaces for two cars.

### **STORE**

To the rear corner of the driveway there is the store room/bike garage. An ideal place for additional storage, garden furniture or a workshop.

### **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.



### LOCATION

What3words: ///palace.actor.hopes

Google Plus Code: P595+46X Halifax

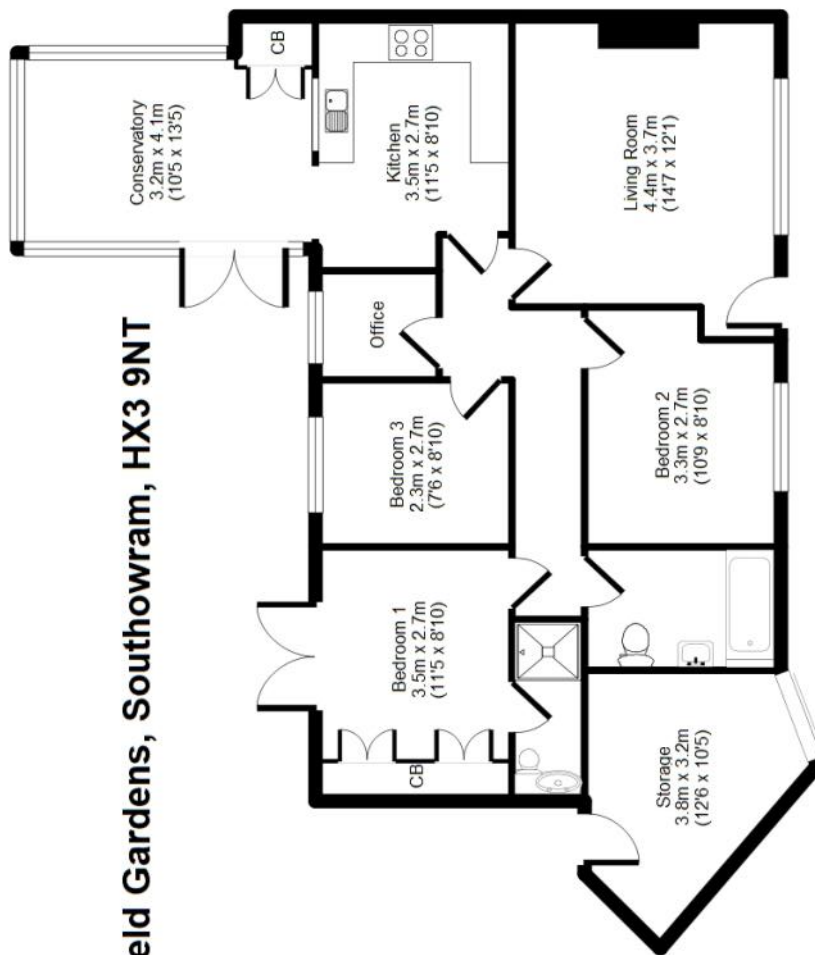
For sat nav users the postcode is: HX3 9NT

### 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.

## 9 Bankfield Gardens, Southowram, HX3 9NT



APPROX GROSS INTERNAL FLOOR AREA: 85 sq. m / 909 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.

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