

# MARSH & MARSH PROPERTIES

*5 Withinfields, Southowram, HX3 9QJ*

*£250,000*



Nestled away on a quiet cul-de-sac, close to the well regarded Withinfields Primary School, in the highly sought after Southowram village, is this beautifully presented, three bedroomed, cottage. If you are looking for a welcoming and cosy cottage style property, offered with a cornucopia of fantastic features, this will certainly be the property for you. Ideal for any first time buyer, growing family or professional couple looking for that special something. The house features spacious and private, south facing, gardens to the front and side elevations, offered with lawned areas and patio seating space. The property also features outbuildings, perfect for additional storage or a workshop. To the front is a gated pebbled driveway offering space for a car with ample additional on-street parking available.

Internally, the property is well-presented with a stylish décor and will impress and delight the moment you step inside. With its generous living room, welcoming and eclectic designed dining room, well-appointed kitchen, three bedrooms (potentially the master bedroom and bedroom 3 could be combined to create a vastly larger master bedroom), house bathroom and boarded loft storage space. There is also a storage cellar available with the property.

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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 fantastic features on offer with this property, its beautifully presented internals and south facing gardens, an appointment to view is essential in order to fully appreciate this welcoming cottage.

From the side elevation a uPVC double glazed door opens into the

### KITCHEN



A well-presented and stylish kitchen that features laminated work surfaces to three walls, with over or under counter cupboards and drawers, offering plenty of storage space. With an integrated hob,

stainless steel extractor hood, integrated oven, two sets of omni-directional ceiling spotlights, glass splashbacks, uPVC double glazed window to the side elevation and wood laminate flooring.

From the kitchen a wooden door opens into the

### DINING ROOM



A beautifully presented dining room that offers ample space for a family dining table - currently the room is used as a sitting room. The main feature is the beautiful tiled chimney breast that houses a gas fired stove with wooden mantelpiece. The room is dual aspect with uPVC double glazed windows to the rear and side elevations. With a wood laminate floor, cornice to



ceiling, central light fitting and single radiator.

The dining room also benefits from a cupboard storage space. The cupboard floor can be removed to provide access to a cellar storage area.

From the dining room a wooden door opens into the

## LIVING ROOM



A beautifully presented space, bathed in natural light owing to the uPVC double glazed windows to the front (overlooking the gardens) and side elevations. A uPVC double glazed door also offers access to the gardens to the front elevation. A gas

fireplace, on a hearth and with mantelpiece, creates a charming central feature and, when twinned with the boxed style cornices, creates a cosy cottage feel. With a carpeted floor, wall mounted light fittings, central light fitting, single radiator and television access point.

From the kitchen a wooden door opens onto carpeted stairs up to the

## LANDING

With a carpeted floor, central light fitting, bulk head storage cupboard (that houses the boiler) and a pull down loft access ladder that leads up to a boarded loft storage space.

From the landing wooden doors open into

## BEDROOM 1





The master bedroom offers ample space for a double bed along with additional bedroom furniture. The large uPVC double glazed window offers a charming view across Southowram to the front south facing orientation. With a carpeted floor, central light fitting and single radiator.

## BEDROOM 2



A good sized second bedroom that features a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.

## BEDROOM 3



A neatly laid out third bedroom that is ideal for a child's bedroom, guest room or work from home

office. Potentially the third bedroom could be opened up into the master bedroom for a larger space. With a carpeted floor, single radiator, central light fitting and a uPVC double glazed window to the side elevation.



## BATHROOM



A well laid out and presented house bathroom that makes excellent use of the space on offer. With its panel bath, corner shower cubicle, vinyl floor, pedestal washbasin, close coupled toilet, single radiator, central light fitting and a frosted uPVC double glazed window to the side elevation.

## GARDENS

To the front elevation are the south facing and



private gardens. Offered with two lawned areas and a patio seating space, creating the ideal environment for children and pets to play or to sit out and relax or for a barbeque, all whilst enjoying the sun trap nature of the garden.



To the rear of the garden a wooden door opens into the

### OUTBUILDINGS



A rather spacious outbuilding that is ideal for additional storage space or for use as a workshop. The outbuildings have a window to the front elevation and skylight. The current owner has also re-roofed the outbuildings.

### PARKING



To the front elevation is a gated pebbled driveway for a car.

### 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: ///blows.save.safety

Google Plus Code: P568+RGC Halifax

For sat nav users the postcode is: HX3 9QJ

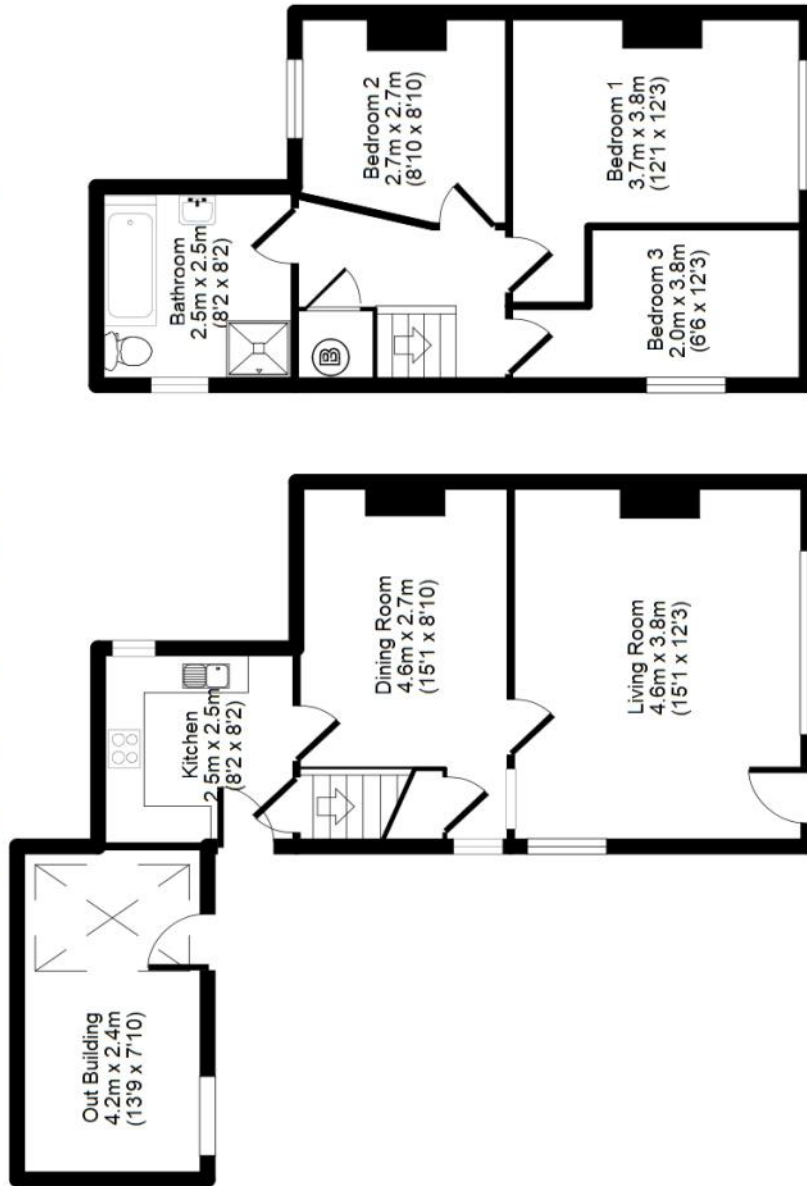
#### **MORTGAGE ADVICE**

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.



## 5 Withinfields, Southowram, HX3 9QJ



Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 83 sq. m / 888 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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