

MARSH & MARSH PROPERTIES

24 Grange Heights, Southowram, HX3 9RL

£300,000



****ATTENTION ALL YOUNG & GROWING FAMILIES**** A well-presented THREE BEDROOM detached property positioned on a quiet family-friendly cul-de-sac in the well-sought-after area of Southowram. The home has been recently renovated to a high standard and is ready to move straight in, offering modern accommodation ideal for family living. Benefitting from, a driveway with space for multiple vehicles and a single garage. The property also boasts a low-maintenance enclosed rear garden perfect for relaxing or entertaining. This home is well placed for local amenities, schools, and commuter links, including convenient access to the M62 motorway. In brief, on the ground floor you will find an entrance hall, lounge, and dining kitchen. Steps rise to the first-floor landing providing access to two double bedrooms, a single bedroom, and a modern house bathroom. Externally, to the front is a pebbled garden, to the side a driveway with space for multiple vehicles and a garage, and to the rear is an enclosed low-maintenance garden. An internal inspection is strongly advised to genuinely appreciate what this home has to offer.

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ENTRANCE HALL

An entrance hall providing access to the first floor and the lounge. This space benefits from a radiator and a UPVC window.

LIVING ROOM 3.5 x 4.7m (11'5 x 15'5)



A spacious lounge featuring decorative wall panelling and ceiling coving. There is a gas fire creating a focal point to the room and an under-stair storage cupboard housing the combination boiler. Additional features include a radiator and a UPVC bay window allowing natural light to flood the space.

DINING KITCHEN 4.5 x 3.0m (14'9 x 9'10)



A fitted kitchen with a one and a half bowl sink with chrome mixer tap and splashback tiles. Appliances include an integrated fridge freezer and washing machine, as well as a built-in oven with hob and extractor fan. The room also benefits from an island unit with storage beneath and cupboards above. Additional features include

underlighting, decorative wall panelling and coving, two radiators, integrated dishwasher, wood effect laminate flooring, and UPVC windows and a door providing access to the rear garden.



LANDING

This first floor landing provides access to all first-floor rooms. Additional features include loft access, a useful storage cupboard and a UPVC window.

BEDROOM ONE 2.5 x 4.1m (8'2 x 13'5)



A double bedroom with full-length fitted wardrobes and drawers providing ample storage, a radiator and a UPVC window.

BEDROOM TWO 2.5 x 3.6m (8'2 x 11'9)



A double bedroom including a full-length wardrobe with sliding doors providing useful storage, along with a radiator and a UPVC window.

BEDROOM THREE 1.9 x 2.5m (6'2 x 8'2)

A single bedroom with a fitted storage cabinet, radiator, and UPVC window.

BATHROOM



A modern three-piece bathroom suite comprising a bathtub with handheld shower above and glass shower screen, vanity sink unit and low flush toilet. Additional features include a towel radiator, extractor fan, wood effect laminate flooring, wall,

and ceiling cladding, and a UPVC window.

EXTERNAL



To the front of the property is a pebbled garden with mature plants and shrubs, with steps leading up to the front door. To the side is a tarmac driveway providing off-road parking for multiple vehicles, leading to a single garage and bin store. A gate provides access into the rear garden, which can also be accessed via the kitchen. The enclosed rear garden features a stone flagged patio area along with a further pebbled section with mature plants and shrubs to the borders. The garden continues to the side into a deceptively spacious additional area which is home to a wooden shed.



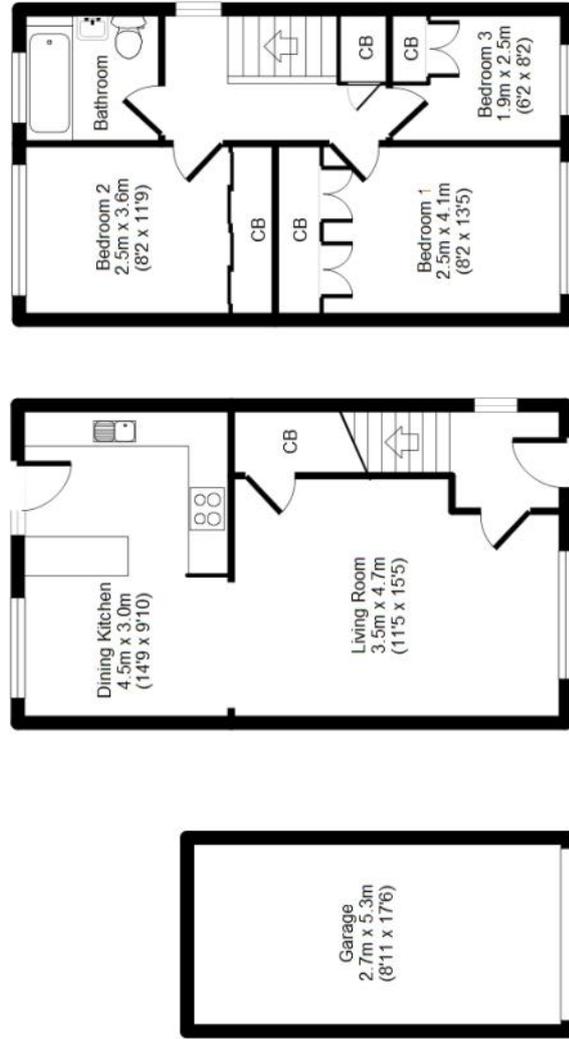
GARAGE 2.7 x 5.3m (8'11 x 17'6)

Single garage with power and light, featuring an electric roller shutter door.



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.

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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 83 sq. m / 895 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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