

MARSH & MARSH PROPERTIES

13 Bank Top, Southowram, HX3 9NJ

£225,000



****ATTENTION ALL FIRST-TIME BUYERS, YOUNG FAMILIES OR INVESTORS**** A rare and exciting opportunity to acquire a characterful detached stone property, set on a substantial plot in the sought-after village of Southowram — offering the perfect combination of a beautifully presented home today, with serious development potential for tomorrow. The current property has been thoughtfully updated throughout and is ready to move straight into. The ground floor offers a welcoming entrance hall, a well-appointed fitted kitchen with integrated appliances, and a generous living room full of charm, complete with exposed ceiling beams and a warm, characterful feel. A useful basement/cellar adds further practical space. Upstairs, two well-proportioned double bedrooms, both with those signature exposed beams, are served by a stylish, modern bathroom suite finished to a high standard. Outside is where this property truly stands apart. The plot is substantial, featuring a large patio, pebbled areas, lawn with planted borders, and critically a significant additional land area with superb potential to form a separate building plot, subject to planning. For those with ambition, planning permission has previously been granted to extend the existing dwelling and replace it with a four-bedroom detached home (Ref: 20/00428/FUL), underlining the site's development credentials. Located within easy reach of Halifax town centre, excellent schools, local amenities, and beautiful countryside walks, this is a property that genuinely rewards those who look beyond the ordinary. Viewing is strongly recommended. Opportunities like this do not stay on the market long.

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ENTRANCE HALL

A welcoming entrance hall providing access to both the kitchen and lounge, as well as stairs rising to the first floor. The space features a UPVC front door and ceiling spotlights.

KITCHEN 2.9 x 3.7m (9'6 x 12'1)



A fitted kitchen comprising wall and base units, a one-and-a-half bowl sink with chrome mixer tap and tiled splashbacks. Integrated appliances include a built-in oven, induction hob, and extractor fan, along with a washing machine. Additional features include wood-effect laminate flooring, ceiling spotlights, a radiator, a UPVC door leading to the rear of the property, and a UPVC window.

LIVING ROOM 3.9 x 5.1m (12'9 x 16'8)



A generously sized lounge featuring a window bench, exposed ceiling beams, a radiator, and a UPVC window. Access to the basement is also provided from this room.

BASEMENT 2.5 x 3.5m (8'4 x 11'5)

A useful basement space offering practical storage options.

LANDING

The first-floor landing includes a radiator, UPVC window, and loft access.

BEDROOM ONE 3.3 x 3.5m (10'9 x 11'5)



A double bedroom with exposed ceiling beams, a radiator, and a UPVC window.



BEDROOM TWO 2.9 x 3.7m (9'6 x 12'1)



A double bedroom featuring a window bench, exposed ceiling beam, radiator, and a UPVC window.

BATHROOM 3.3 x 1.9m (10'9 x 6'3)



A modern three-piece bathroom suite comprising a bathtub with handheld power shower, vanity sink unit, and low-flush toilet. Further features include a wall-mounted mirrored cabinet, tiled walls, wood-effect laminate flooring, exposed ceiling beam, a towel radiator, an extractor fan, and a UPVC window.

EXTERNAL



The property benefits from extensive and versatile outdoor space, including a large concrete patio

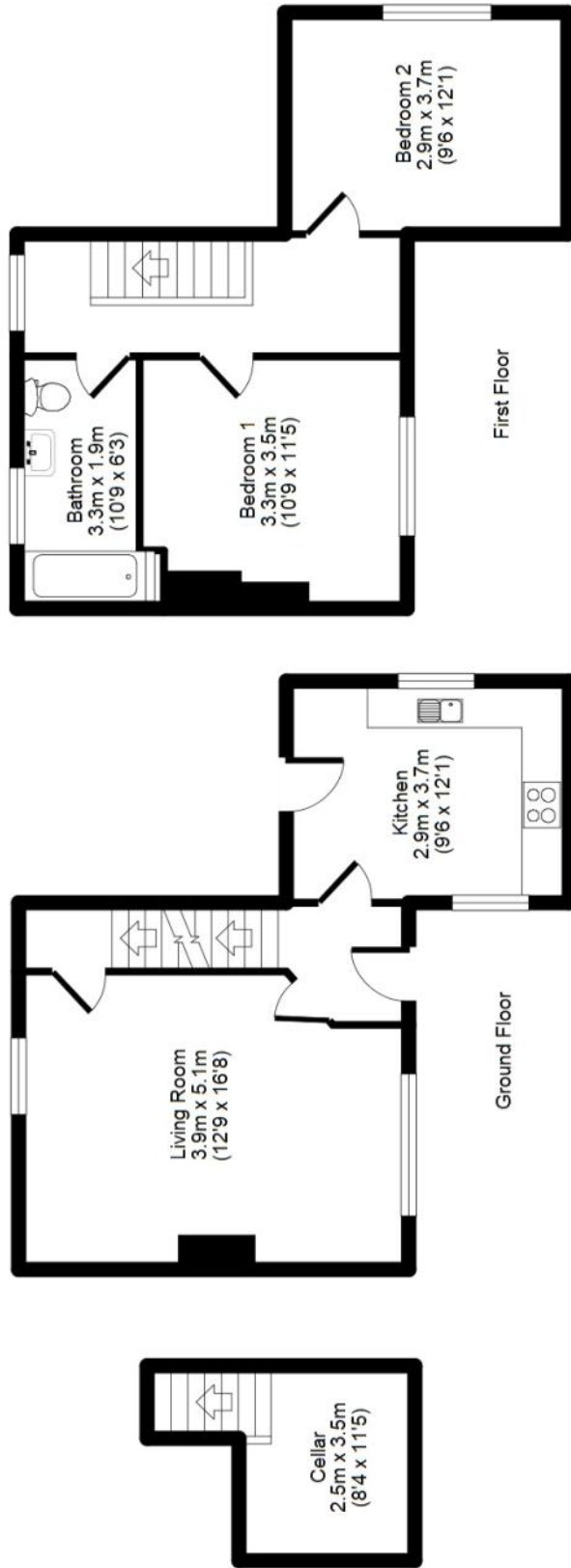
suitable for parking, a pebbled area, lawn with planters to the borders, and an additional substantial lawn/driveway area offering superb potential to be developed into a building plot (subject to planning).



to satisfy themselves by inspection of the property to ascertain their accuracy.

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

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APPROX GROSS INTERNAL FLOOR AREA: 78 sq. m / 838 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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