

MARSH & MARSH PROPERTIES

Wood View, 7 Church Lane, Southowram, HX3 9TD

£325,000



“Wood View” is a four bedroomed, detached, property situated in the sought after Southowram village and is offered with a fantastic renovation potential to really create that special something. The property is offered with the added advantage of being with NO CHAIN. To the front elevation is a parking forecourt that easily offers space for four cars with manoeuvring space. To the rear of the property is a low-maintenance patio garden that can be accessed by a vehicle, from the front, via a private road that grants access to an integral single garage. The property also comes with a substantial balcony, overlooking the rear garden and onto the trees beyond, offering a picturesque outlook; ideal to sit out and relax in an evening, especially with its south facing orientation.

Internally the property offers a fantastic amount of potential throughout, with spacious rooms and large windows creating a light and bright living space. The property benefits from a spacious living room, open plan dining area, well-appointed kitchen, large master bedroom, spacious second bedroom, house bathroom, ground floor WC, lower ground floor that leads to bedrooms 3 and 4 (both offering ample space for a super king bed) and access to the integral garage. The living room offers easy access onto the rear balcony.

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

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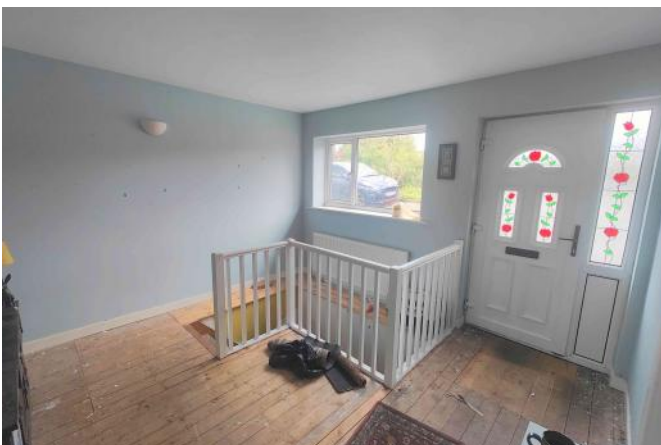
www.marshandmarsh.co.uk

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 potential on offer with this property, all for a realistic asking price and with the added benefit of NO CHAIN, an appointment to view is essential in order to fully appreciate this home.

From the front of the property a uPVC double glazed door opens into the

HALLWAY



A rather large and spacious hallway that offers the ideal welcome as you step inside. With a large uPVC double glazed window to the front elevation, wooden flooring, two wall mounted

light fittings, central light fitting, loft access hatch and single radiator.

From the hallway a wooden door opens into the

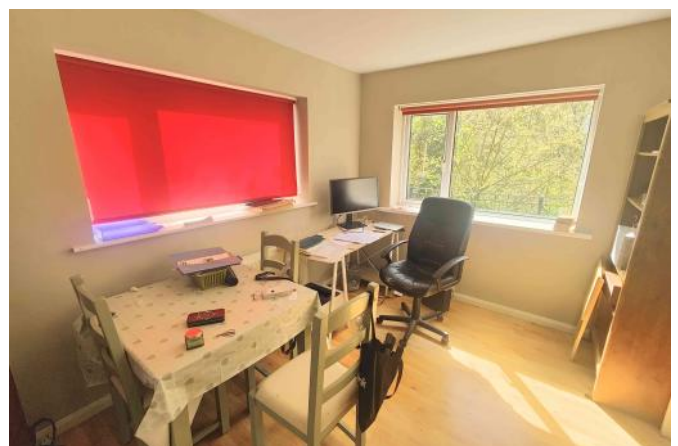
LIVING ROOM



A large and open living room that offers more than ample space for a three piece suite. A large uPVC double glazed window bathes the whole room in natural light as well as offering a good outlook to the rear elevation. A uPVC double glazed door offers easy access out onto the rear balcony. With a wood laminate floor, wall mounted light fittings, double radiator and a television access point.

From the living room an opening leads into the

DINING ROOM



A spacious and open plan style family dining room that benefits from dual aspect uPVC double glazed windows to the side and rear elevations. With a wood laminate floor, central light fitting and double radiator.

From the dining room a wooden door opens into the

KITCHEN



A well laid out and presented kitchen that offers laminated work surfaces, all with over or under counter cupboards and drawers, to three sides of the room. The kitchen is also dual aspect with uPVC double glazed windows to the front and side elevations. A uPVC double glazed door also offers quick and easy access to the side of the property. With an integrated hob, integrated oven, stainless steel extractor, plumbing for a dishwasher, space for a fridge/freezer, central strip light and a stainless steel sink with stainless steel mixer tap.

From the hallway wooden doors open into

BEDROOM 1



A large master bedroom that offers ample space for a king sized bed along with additional bedroom furniture. The master bedroom benefits from

charming views, overlooking the south facing rear garden, via its large uPVC double glazed window. With a carpeted floor, central light fitting and a double radiator.



BEDROOM 2



Another good sized bedroom that would be ideal for a guest room, child's bedroom or work from home office space. With a wooden floor, single radiator, central light fitting and a uPVC double glazed window to the front elevation.

BATHROOM



A well laid out house bathroom that features a panel whirlpool bath, corner shower cubicle, electric shower, pedestal washbasin, frosted uPVC

double glazed window to the front elevation, central light fitting, towel radiator, vinyl floor, splashback tiling and an extractor fan.

From the hallway a series of steps lead down to the

LOWER HALL

With a carpeted floor and a central light fitting.

From the lower hall wooden doors open into

BEDROOM 3



A very large third bedroom that could easily accommodate a third bedroom along with additional bedroom furniture. A set of fitted wardrobes to one side offers further storage space. With a carpeted floor, central light fitting, double radiator and a uPVC double glazed window to the rear elevation.

BEDROOM 4

A similar sized bedroom to bedroom four, bedroom four also offers additional storage space with a fitted wardrobe. With a carpeted floor, central light fitting, double radiator and a uPVC double glazed window to the rear elevation.



GARAGE



A large and spacious integral garage that offers ample space for a car as well as additional storage space. The garage would be ideal for a work from home business or workshop. With a concrete floor, two central light fittings and plumbing for a washing machine.

GARDENS

A fully enclosed and private rear patio garden, fully enclosed by stone wall and, with its south facing orientation, offers an ideal place to sit back and relax, have a barbeque or for children and pets to play. The balcony also offers an additional

seating area overlooking the garden into the trees beyond. To the side of the property is an additional tarmac garden.



FORECOURT & PARKING



To the front of the property is a tarmac forecourt that offers more than ample space for four cars with manoeuvring space.

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.

DIRECTIONS

What3words: ///both.agrees.dads

Google Plus Code: P55G+FWJ Halifax

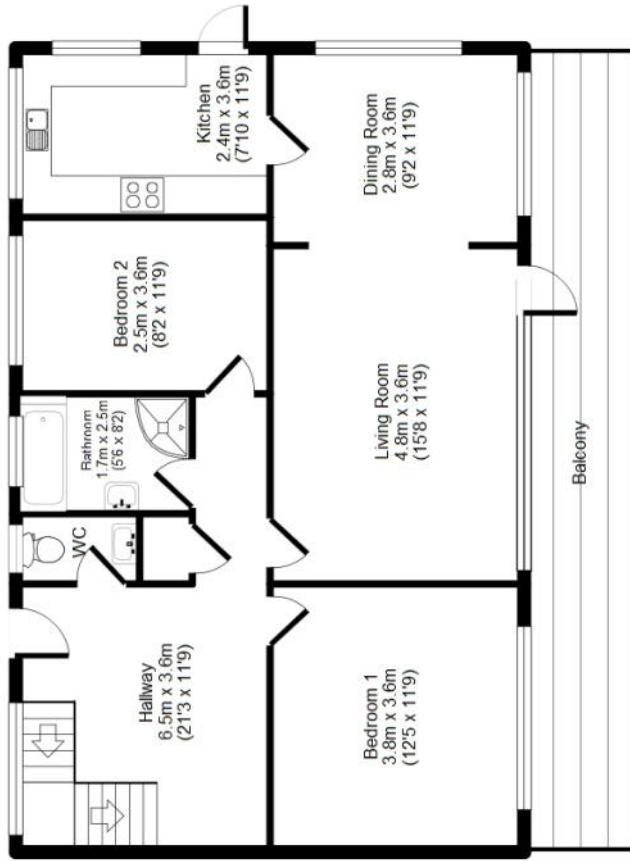
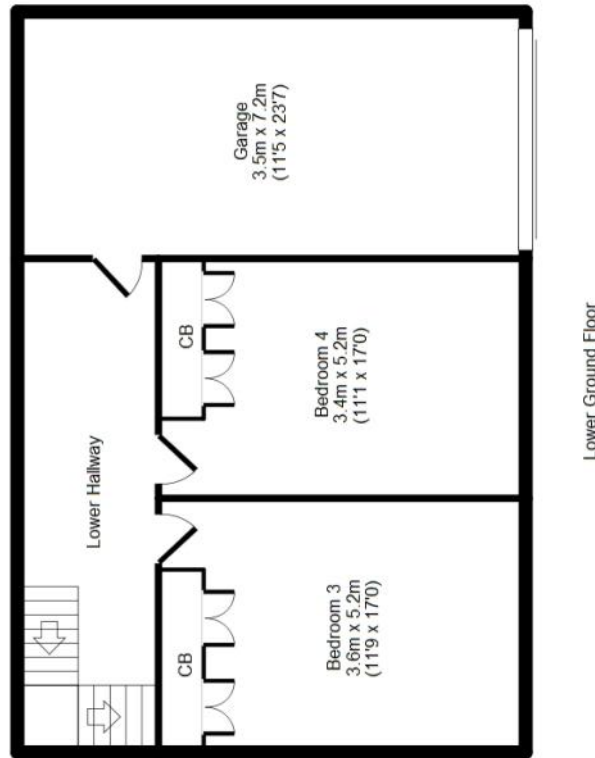
For sat nav users the postcode is: HX3 9TD

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: 158 sq. m / 1696 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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