

MARSH & MARSH PROPERTIES

62 Windmill Drive, Northowram, HX3 7DF

£245,000



Nestled away in the well-regarded village of Northowram, located on the quiet street of Windmill Drive, is this three bedroomed, semi-detached, property. A fantastic opportunity for anyone looking for a warm and welcoming home. As soon as you arrive you will immediately notice the open views in the distance that enhance the outlook of the property. A lawned front garden enhances the kerb appeal, being set back and slightly elevated offering a private position. To the rear of the property is an enclosed and private patio and lawned garden, ideal for children and pets to play or to sit back and relax. The house has a driveway to the side that offers parking for up to three cars, with a single detached garage located to the rear of the drive.

Internally the property is neatly and cleanly presented offering a fantastic opportunity for any prospective buyer to make this property their own. With a spacious and highly functional layout; benefitting from a generous living room, family dining room, spacious kitchen, three bedrooms (two that offer space for a double bed and all with fitted cupboards or wardrobes) and a house bathroom. Just step inside and you will immediately get that warm and welcoming feeling.

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Its location benefits from being well connected with ample bus routes within walking distance and within 10 minutes' drive of Halifax town centre. The property is also within a short 15-minute drive from the M62 motorway, providing quick access to the major cities of Leeds, Bradford and Manchester. The property is also close to outstanding primary and secondary schools. The Halifax train station provides excellent connections to the surrounding area in addition to the Grand Central train service.

Owing to the fantastic features on offer with this beautiful home, an appointment to view is certainly essential in order to fully appreciate this property.

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

HALLWAY



A welcoming reception as you step inside the property; the hallway features a carpeted floor, under stairs cupboard, uPVC double glazed windows to the front elevation and a double radiator.

From the hallway a wooden door opens into the

LIVING ROOM



A light, bright and charming living room that offers more than ample space for a three piece suite along with additional furniture. A gas fireplace, set in a granite hearth and with granite mantelpiece, creates an ideal central focal point for the whole room. With a carpeted floor, central light fitting, large uPVC double glazed window to the front elevation and a television access point.



From the rear of the living room a large opening leads into the

DINING ROOM



A good-sized family dining room that offers access to the rear garden via a uPVC double glazed door. The room offers plenty of space for a family sized

dining table along with additional furniture. With a carpeted floor, central light fitting and a double radiator.



From either the dining room or hallway a wooden door opens into the

KITCHEN



A neatly laid out kitchen that features laminated work surfaces to either side of the room, all with over and under counter cupboards and drawers. The room is dual aspect, with uPVC double glazed windows to the rear and side elevation, and offers access to the rear elevation via a uPVC double glazed door. With an integrated oven, integrated hob, vinyl flooring, splashback tiling, plumbing for

a washing machine, central light fitting, fitted fridge, fitted freezer and a 1 ½ sink with mixer tap.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, uPVC double glazed window to the side elevation, loft access hatch and central light fitting.

From the landing wooden doors open into

BEDROOM 1



A good sized master bedroom that can accommodate a double bed along with additional furniture. The room offers a charming view, to the front elevation, from its large uPVC double glazed window. The room also features two fitted wardrobes. With a carpeted floor, double radiator and central light fitting.

BEDROOM 2

Another double bedroom that overlooks the rear garden. The bedroom benefits from a fitted cupboard for additional storage space, a carpeted floor, central light fitting, double radiator and a uPVC double glazed window.



BEDROOM 3



A generous third bedroom, ideal for a guest room, work from home office or child's bedroom. With a wooden floor, bulk head cupboard storage space, central light fitting and a uPVC double glazed window to the front elevation.

BATHROOM



A well laid out house bathroom that features a panel bath, over bath shower, pedestal washbasin, low flush toilet, vinyl floor, tiled splashbacks, central light fitting, double radiator and a frosted uPVC double glazed window to the rear elevation.

GARDENS

To the front of the property is a beautifully presented lawned garden, with flowerbed trim, that offers an ideal kerb appeal to the property.



To the rear of the property is a lawned and patio garden, enclosed by wooden fence, that creates an ideal place to sit back and relax or for children and pets to play.

GARAGE & PARKING

To the side of the property is a driveway that offers parking for up to three cars.

To the rear of the driveway is a single detached garage.



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: [///cones.home.league](https://www.what3words.com/#!/cones.home.league)

Google Plus Code: P5P8+865 Halifax

For sat nav users the postcode is: HX3 7DF

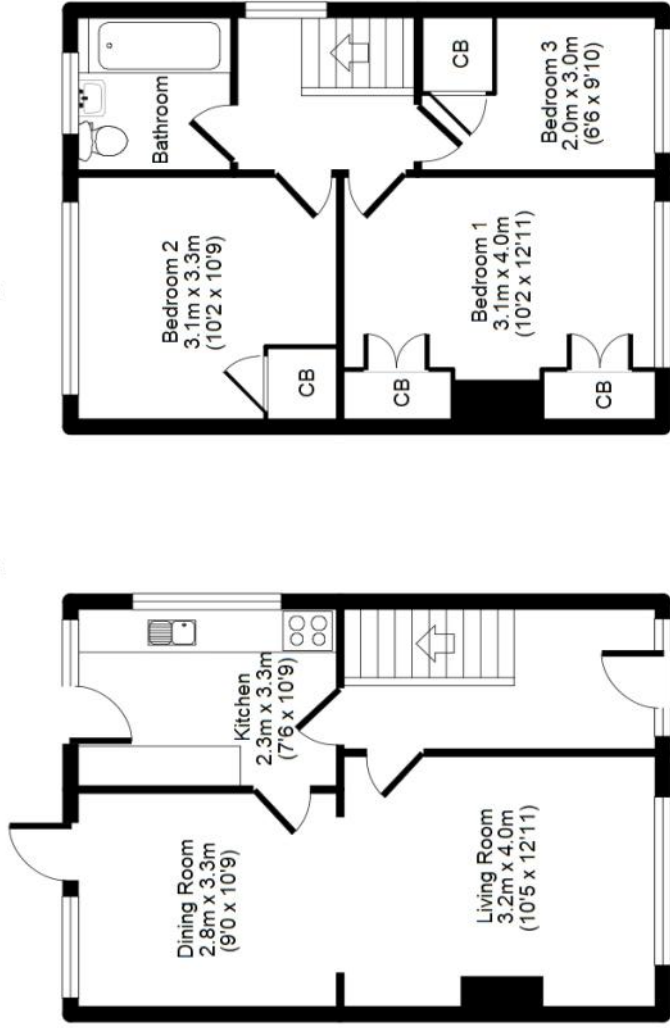
MORTGAGE ADVICE

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.

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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 74 sq. m / 791 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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