

MARSH & MARSH PROPERTIES

1 Jerusalem Square, Southowram, HX3 9TL

£245,000



It is not every day that a property such as this becomes available on the open market. A real “Bijoux” property, nestled out of the way down a private street, in the well-regarded village of Southowram. Located at the head of a row of cottages, 1 Jerusalem Square offers a unique home for anyone looking for that special something. As soon as you arrive you immediately notice the beautifully maintained rows of manicured gardens, featuring lawn and shrub to the front elevation, creating a welcoming reception; outstanding kerb appeal and a perfect place to sit out and relax offering a real community feel. To the rear of the property is another beautifully maintained lawned and patio garden, gated to the side elevation, offering the perfect place to relax on an evening. The property also features a garage parking space offering a secure area for a car or additional storage space.

The moment you step inside you get that warm and welcoming feeling due to the cottage décor that is also in keeping with, and complements, the property. This, when twinned with the modern style, creates a truly eclectic property that will impress and delight. With its spacious dining kitchen, large living room (featuring a wood burning stove), two double bedrooms and a beautifully finished house bathroom. With so much to offer this property is ideal for any professional couple, small family or anyone looking to downsize whilst keeping ample space.

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

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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 numerous and outstanding features on offer with this stylish cottage property, an appointment to view is essential in order to fully appreciate this welcoming home.

From the front of the property a cottage style wood door opens into the

DINING KITCHEN



A stunning first impression as you step inside the property, the dining kitchen offers a welcome reception that displays the original features of the property whilst keeping the modern décor and style. The room features wooden work surfaces to

two sides, all with over and under counter cupboard storage space in addition to an under stairs pantry storage cupboard. The room offers ample space for a large family dining table to the centre of the room. With an integrated hob, integrated oven, extractor hood, vertical modern style radiator, plumbing for a washing machine, splashback tiling, stone flooring, ceiling inset spotlights, central suspended light fitting, beamed ceiling, windows to the front elevation, window seat, fitted fridge, fitted freezer, fitted dishwasher, integrated washing machine and an inset Belfast sink with mixer tap.



From the dining kitchen a wooden door opens into the

LIVING ROOM





LANDING

With a carpeted floor, ceiling inset spotlights, loft access hatch (with a 50% boarded loft) and beamed ceilings.

From the landing wooden doors open into

BEDROOM 1



A large and open living room that offers more than ample space for a three piece suite along with additional furniture. The living room offers access to the rear garden via a wooden door. The windows to the rear elevation, overlooking the garden, offer plenty of natural light for the whole room. A wood burning stove, on a stone hearth and with stone mantelpiece, offers an ideal central feature for the whole room. With a wood laminate floor, single radiator, beamed ceiling, central light fitting, ceiling inset spotlights and a television access point.

From the dining kitchen an open carpeted staircase leads up to the



A very large master bedroom that could accommodate a super king sized bed along with additional bedroom furniture. This room benefits from a beamed ceiling along with two windows to the rear elevation. With a wood laminate floor, double radiator and a central light fitting.

BEDROOM 2



A spacious second bedroom that could accommodate a double bed. This room also benefits from a fitted storage cupboard utilising the bulk head space. With a carpeted floor, beamed ceiling, central light fitting, window to the front elevation and a double radiator.

BATHROOM



A well-appointed and finished house bathroom that features a panel bath, over bath shower, glass splash guard, washbasin, feature radiator with towel drying rail, frosted window, low flush toilet, tiled floor, tiled splashbacks and ceiling inset spotlights.

GARDENS



To the front of the property are the picturesque and well-manicured lawned and shrub gardens that not only create the perfect reception as you approach the property but also offer a charming location to sit out and enjoy the view.

To the rear of the property is a gated and patio garden, again well maintained and presented, that creates the perfect location to sit out on an evening or to have a barbeque.





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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PARKING

To the front of the property is a single garage offering a secure parking 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.

Under the kitchen there is a cellar space that can offer additional storage space should it be required.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

DIRECTIONS

What3words: [///tribal.hotels.comic](https://tribal.hotels.comic)

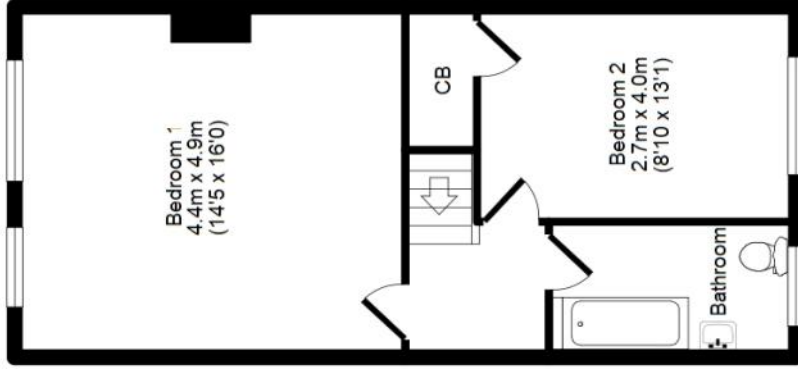
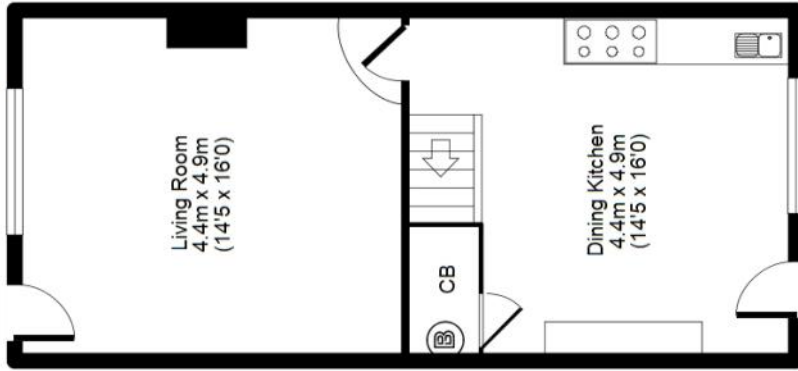
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For sat nav users the postcode is: HX3 9TL

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs.

1 Jerusalem Square, Southowram, HX3 9TL



Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 86 sq. m / 927 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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