

MARSH & MARSH PROPERTIES

15-16 Marsh Delves, Southowram, HX3 9UE

£395,000



Located in a secluded area of the well-regarded village of Southowram is this beautifully presented, three bedroomed, cottage. The property is also offered with the added advantage of being NO CHAIN. Benefitting from truly stunning far reaching views, green fields and open vistas, this property truly has that special something that you have been waiting for. Accessed down a private and secluded road, whilst remaining well connected, the cottage features a detached garage offering a secure parking space. To the front of the property is a fully enclosed and beautifully landscaped garden, perfect to sit out and relax and enjoy the tranquil surroundings.

When you step inside you will immediately appreciate that welcoming and cottage style feel that will draw you into the property. The country style dining kitchen has plenty on offer, that creates an ideal place for a family meal, leading into the spacious living room and again, in turn, leads around to a conservatory offering the ideal place to sit and enjoy the garden no matter the season. The property features three double bedrooms, a well-laid out house bathroom and a rather spacious cellar storage area. If you are a growing family, retiring couple or a professional person you will certainly find something special on offer here.

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 just 12 minutes from the M62 motorway providing quick links to the major cities of Leeds, Bradford and Manchester. The property is also within walking distance of good primary schools and within a short drive of the outstanding secondary schools.

Owing to the attractive cottage style of the property, sought after secluded location and stunning views, an appointment to view this property is essential in order to fully appreciate everything that this house has to offer.

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

DINING KITCHEN



A beautifully presented room that creates a truly fantastic first impression upon stepping into the main aspect of the property. The dining room is a

large and open space that offers more than ample space for a large family dining table. The kitchen features wooden work surfaces, in an "L" shape, to two walls, all with cottage style over and under counter cupboards and drawers offering ample storage space. With a large Rangemaster style stove, extractor hood, tiled flooring, tiled splashbacks, double radiator, plumbing for a washing machine, uPVC double glazed window to the front elevation overlooking the gardens, fitted dishwasher, central light fitting, beamed ceiling, fitted fridge, fitted freezer and a Belfast style porcelain sink with a mixer tap.



From the dining kitchen a wooden door opens into the

LIVING ROOM

A spacious and open living room that offers more than ample space for a three piece suite along with additional furniture. A feature electric stove style fireplace is ensconced inside a stone hearth and with wooden mantelpiece, creating the perfect central focal point for the whole room. With its feature beamed ceiling, uPVC double glazed window into the conservatory, carpeted floor, double radiator, central light fitting, wall mounted light fittings and a television access point.



From the living room a set of uPVC double glazed French doors open into the

CONSERVATORY



An excellent addition to the property creating the ideal place to sit and enjoy the gardens and far reaching views no matter the season. The conservatory offers access into the front garden via a uPVC double glazed set of French doors. With its carpeted floor, central light fitting, central ceiling fan, single radiator and uPVC double glazed windows to all sides.

From the dining kitchen a carpeted staircase leads up to the

LANDING

With a carpeted floor, dado rail, uPVC double glazed window to the rear elevation, single radiator and three central light fittings.

From the landing wooden doors open into

BEDROOM 1



A generous master bedroom that offers plenty of space for a double bed along with additional furniture. The master bedroom provides plenty of storage space owing to a wall length set of fitted wardrobes. To one side of the room is a feature exposed stone wall housing the uPVC double glazed windows, to the front elevation, providing a

charming outlook. With a single radiator, central light fitting, carpeted floor and a beamed ceiling.



BEDROOM 2



A good sized second bedroom that could also accommodate a double bed along with additional bedroom furniture. With a wood laminate floor, central light fitting, uPVC double glazed window to the front elevation and a single radiator.

BEDROOM 3



Another good sized bedroom that could accommodate a double bed. The bedroom benefits from a bulk head cupboard offering additional storage space. With a carpeted floor, central light fitting, uPVC double glazed window to

the front elevation, beamed ceiling and a single radiator.

BATHROOM



A neatly laid out bathroom that makes excellent use of the space on offer with its large shower cubicle, panel bath, pedestal washbasin, low flush toilet, airing cupboard, radiator, frosted uPVC double glazed window to the front elevation, towel radiator, ceiling inset spotlights and an extractor fan.

From the kitchen a wooden door opens onto stone steps that lead down to the

CELLAR





A fantastic addition to the property, the cellar encompasses three distinct rooms that all have central light fittings. The cellar offers a fantastic amount of storage space for the property, extending the full length of the building.

GARDENS



To the front of the property are the beautifully maintained pebbled, flagged and flowerbed gardens, fully enclosed and gated, creating a picturesque frontage to the property as well as the ideal place to sit back, relax whilst appreciating the views; a little island of tranquillity in today's modern hustle and bustle. To the front corner is a pond that adds a charming feature to the garden.



GARAGE & PARKING

To the front of the property, at the foot of the garden, is a private garage offering a secure

parking space as well as additional storage 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.



The property is a LEASEHOLD with a 999 year lease and no ground rent.

TO VIEW

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

DIRECTIONS

Google Plus Code: P597+RHJ Halifax

What3words: [///report.tune.raves](https://www.what3words.com/reports/tune.raves)

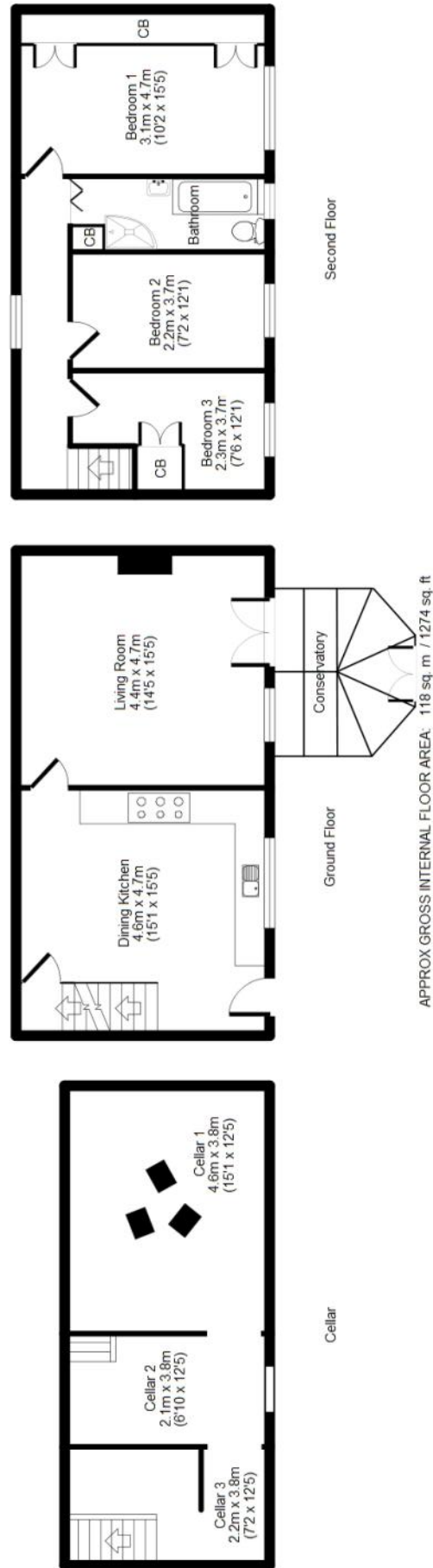
For sat nav users the postcode is: HX3 9UE

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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