

MARSH & MARSH PROPERTIES

40 Daleson Close, Northowram, HX3 7JF

£275,000



An intriguing property, situated on a quiet circle of houses, in the heart of the highly sought after Northowram village centre. The property is offered with the added advantage of NO CHAIN. This three bedoomed dormer-bungalow is an ideal property for anyone looking for a charming home. The house features well-tended front lawned gardens and an enclosed and private rear garden. There is driveway parking for 2 cars to the side of the building and a garage that has been used for storage/workshop. Properties such as this rarely become available and, therefore, commands special attention.

Internally the property offers a surprising amount of space with an eclectic style of décor throughout. With its welcoming and well-lit living room, generous kitchen, open plan dining room, conservatory overlooking the rear garden, ground floor bedroom (with en-suite WC), two bedrooms to the first floor and a house bathroom. The ideal retirement property for anyone who is looking to put their own stamp on their new home but could also be ideal for a family.

Being situated close to Northowram village means this property benefits from being in the heart of the local community; benefitting from all the shops and services in the local area, including restaurants, bars and local medical centre. Anyone wanting a charming, well-connected position will find this property of special interest.

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

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Its location benefits from ample bus routes within walking distance and is only a 10-minute drive from 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 highly sought after nature of the property, well regarded residential location and fantastic amount on offer, all with the added advantage of NO CHAIN, an appointment to view is essential in order to fully appreciate everything this house has to offer.

From the side of the property a uPVC door opens into the

ENTRANCE

A charming reception area into the property that creates the ideal first impression upon stepping inside. With a carpeted floor, double radiator, wall light fittings and feature beamed ceiling.

From the entrance hall an opening leads directly into the

DINING ROOM



A large and open style dining room that features a charming eclectic style of décor. The room has plenty of space for a family dining table along with additional furniture. There is ample natural light owing to a uPVC double glazed window to the side elevation and French doors that open into the conservatory. An electric fire, on a tiled hearth with a wooden mantelpiece, creates a charming

central feature. There is a covered shower cubicle, to the front corner, offering ground floor facilities. With a part carpeted and part Parquet style flooring, wall mounted light fittings and a single radiator.



From the entrance a wooden door opens into the

LIVING ROOM



A generous living room that is bathed in natural light owing to the large uPVC double glazed bay windows, to the front elevation, overlooking the garden. A gas fire, on a metal style hearth with a wooden mantelpiece, creates a charming central feature for the whole room. With cornice to ceiling, ceiling rose, central light fitting, carpeted

floor and double radiator.



From the entrance another opening leads into the

KITCHEN



A well-presented kitchen that creates a highly functional space owing to the "U" shaped laminated work surfaces, with over and under counter cupboards. With an integrated hob, integrated oven, plumbing for a washing machine, splashback tiling, vinyl flooring, two uPVC double glazed windows to the front and side elevations, space for a fridge, central strip light and a stainless steel sink with stainless steel mixer tap.

From the rear of the dining room French doors open into the

CONSERVATORY



An excellent addition to the property providing the ideal space to sit out and relax whilst overlooking the rear garden. A uPVC double glazed door provides access into the rear garden. With a carpeted floor, wall mounted light fittings and numerous electrical outlets.

From the dining room a wooden door opens into

BEDROOM 1



A large master bedroom offering ample space for a double bed. The room benefits from two sets of fitted wardrobes to either side providing additional storage space. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.

From the rear of bedroom 1 a door opens into the

WC

An ideal feature offering ground floor, and easily accessible, facilities. With a close coupled toilet, pedestal washbasin, wood laminate floor, tiled splashbacks, single radiator and wall mounted light fitting.



From the dining room a series of carpeted stairs lead up to the

LANDING

With a carpeted floor, wall mounted light fittings and a storage cupboard.

From the landing wooden doors open into

BEDROOM 2



Another generous double bedroom that benefits from a dual aspect nature with uPVC double glazed windows to the rear and side elevations. The room features fitted cupboard for additional storage space. With a carpeted floor, wall

mounted light fittings and a pedestal washbasin.

BEDROOM 3



An ideal space for a child's bedroom, guest room or work from home office. With a single radiator, fitted wardrobes, carpeted floor, omni-directional style light fitting and a uPVC double glazed window to the front elevation.

BATHROOM



A well laid out house bathroom that makes excellent use of the space on offer. With a panel bath, over bath electric shower, glass splash guard, counter inset washbasin, low flush toilet, storage cupboard, wall mounted light fittings, carpeted floor, tiled splashbacks and a uPVC double glazed window to the rear elevation.

GARDENS

To the front of the property is a beautifully presented lawned garden, with a flowerbed border and enclosed by low stone wall and wooden fence. The front garden borders the driveway to one side, enhancing the property's kerb appeal and increasing its privacy.



To the rear of the property is a charming patio garden offering a private seating area with an assortment of flowerbeds and a tree that create a low-maintenance, whilst lush, space.



PARKING & GARAGE

To the side of the property a tarmac driveway provides parking for two cars.

To the rear of the drive is a garage, currently used for 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, fitted alarm system and gas

central heating.

TO VIEW

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

DIRECTIONS

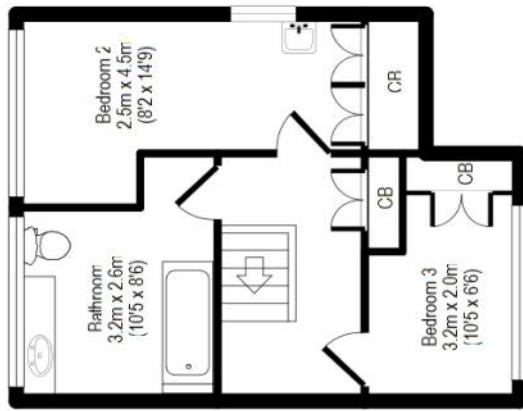
From Northowram village centre travel on Lydgate towards Northowram Primary School for 0.1 miles and at the junction turn right onto Northowram Green. Travel for 70m and before Northowram Methodist Church turn right onto Daleson Close. Travel round the close for 100m and look out for the property on your right-hand side identified by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HX3 7JF

MORTGAGE ADVICE

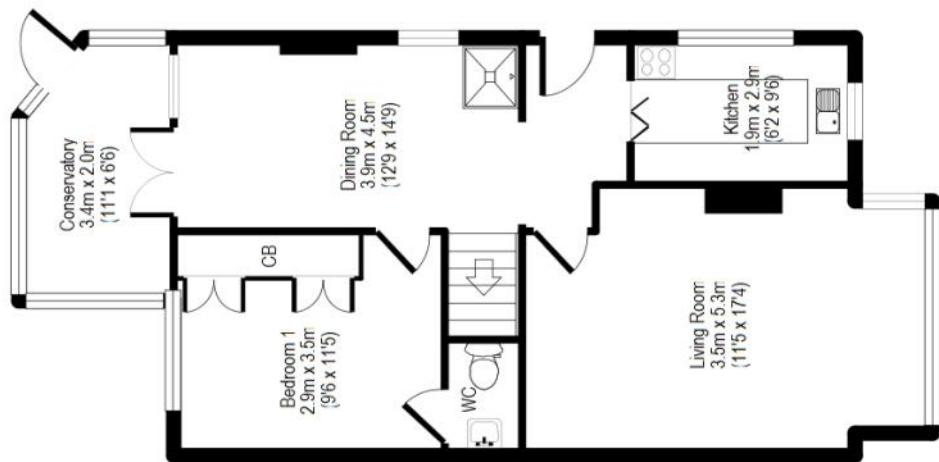
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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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APPROX GROSS INTERNAL FLOOR AREA: 87 sq. m / 938 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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