



Moss View Church Lane, Southowram, Halifax, HX3 9TD

Offers Over £475,000

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Introducing a charming four-bedroom detached modern stone-built family home, ideally located in the sought-after village of Southowram. This stunning residence has been thoughtfully designed to meet contemporary living standards, making it the perfect choice for any growing family. The property features convenient off-street parking and an integral garage, providing ample space for vehicles and storage. Step outside to discover a beautifully maintained private garden, complete with a versatile summer house that can serve as an office or relaxation space, enhancing your outdoor living experience.



Council Tax Band: E



Entrance Hall

Step into the welcoming entrance hall featuring contemporary vinyl flooring. The space is accessed through a composite front door and provides stairs leading to the first floor. Additional doors lead into the living room, downstairs WC, and kitchen/dining area.

Living Room

The cozy living room boasts plush carpet flooring and is illuminated by modern LED inset ceiling lights. A UPVC window at the front allows natural light to flood the room, creating a warm ambiance.

WC

This convenient downstairs WC features a low-level flush toilet and a wall-mounted vanity-style wash basin with integrated storage cupboard underneath. Space under the stairs provides additional storage options. A stylish chrome heated towel rail and a high-powered extractor fan ensure comfort and ventilation.

Kitchen/Dining Room

The heart of the home is the spacious kitchen/dining area, featuring a fully fitted kitchen with a range of high-gloss handleless storage units and drawers. The five-ring Belling gas hob and designer extractor fan, paired with a charming brick-effect tiled splashback and laminate work surfaces, create a contemporary cooking experience. This area includes space for an American-style fridge freezer and is adorned with LED spotlights. Bi-folding UPVC doors lead out to a composite terrace, seamlessly blending indoor and outdoor living.

The dining area comfortably accommodates a large family dining table and chairs, while also allowing room for a cozy seating area. The space features two wall-mounted designer vertical radiators, brushed chrome sockets, and light switches.

Utility Room

The utility room is practical and functional, with van-style flooring and floor-mounted storage cupboards. It includes laminate work surfaces, a large ladder-style storage unit, and a UPVC window overlooking the garden. The stainless steel bowl sink with a mixer tap and space for a washing machine adds convenience. A composite door leads to the side of the property, while another door provides access to the garage.

Integral Garage

The integral garage features an up-and-over roller electric door, ample storage space, and enough room for one vehicle. The garage is equipped with strip lighting and full power, making it ideal for various uses.

First Floor Landing

The first-floor landing features carpeted flooring and LED lighting guiding you up a stylish staircase with glass balustrades and oak accents. A roof window and a wall-mounted designer vertical radiator enhance the space. Doors lead to the bedrooms and bathroom, with enough room for a small office area.

Bedrooms

Bedroom 1: This spacious double room features carpet flooring and a UPVC window with views overlooking the front of the property. The room includes ample space for furniture and a small seating area, along with fitted wardrobes and a wall-mounted mirrored radiator. It also has a private en-suite.

En-Suite Shower:

The en-suite is designed with stylish flooring and a frosted glass UPVC window. It features a concealed system WC, a vanity-style wash basin with storage below, and a large walk-in shower with a thermostatic-controlled mixer shower and a rainfall showerhead.

Bedroom 2: This comfortable double room features carpet flooring and a UPVC window overlooking the rear of the property, enhanced by LED spotlights.

Family Bathroom: Elegantly designed, the bathroom includes a freestanding bath with a waterfall tap and handheld shower attachment, a low-level flush WC, and a vanity-style wash basin with storage drawers. A heated chrome towel rail and floor-to-ceiling porcelain tiles add a touch of luxury, with a roof window providing natural light.

Bedroom 3: This cozy room features carpet flooring and a UPVC window with views overlooking the rear garden.

Bedroom 4: A generous double room with carpeted flooring, this bedroom includes two

Velux roof windows, a wall-mounted designer vertical radiator, and a door leading to an additional en-suite bathroom.

En-Suite: This en-suite features vinyl flooring, a concealed system WC, a vanity-style wash basin with storage beneath, and a walk-in shower cubicle with a thermostatic-controlled mixer.

Outside

To the front of the property, there is off-street parking for three to four vehicles alongside the integral garage.

The rear garden area offers a private retreat, featuring a composite sun terrace, a flagged patio, and a level lawn surrounded by mature plants and shrubs. A side gate provides convenient access to the rear.

Summer House/Bar Area

The delightful summer house is a versatile space currently utilized as a bar area, complete with wooden cladding, UPVC double doors, and windows. This area is ideal for alfresco entertaining and could also serve as a home office or gym. The room is equipped with full working power, built-in seating, and ambient LED lighting, making it a perfect spot to relax with friends or family.

This modern and beautifully presented home offers a perfect blend of comfort, style, and practicality, making it an ideal family residence in a desirable location.

Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





