

MARSH & MARSH PROPERTIES

Flat 52, School Lane, Halifax, HX2 9QW

£595.00 PCM



A charming, first floor apartment, that has undergone an extensive renovation and modernisation, is situated above the local Costcutter shop on School Lane. The property features two good sized bedrooms (with ample storage space), a good sized living room, two bedrooms, modern and stylish kitchen and well-appointed shower room; ideal for a young couple or small family.

The property is located in a well-connected and convenient location and benefits from being within the catchment area, and walking distance, of good primary and outstanding secondary schools. Halifax town centre is only a short commute (10 minutes' drive) providing access to its excellent shops, services and train station providing regular rail services to the surrounding area in addition to the Grand Central train service. The M62 motorway is 20 minutes' drive away providing access to the major cities of Leeds, Bradford and Manchester.

Owing to its well-connected location and well laid out internals an appointment to view is essential.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

From the front of the building a uPVC double glazed door opens onto a carpeted staircase that leads up to the

HALLWAY



With carpeted floor, central light fitting and single radiator.

From the hallway wooden doors open into the

LIVING ROOM



A large and spacious living room that is bathed in natural light owing to a large uPVC double glazed window to the front elevation. Presented with a modern décor and with a carpeted floor, central light fitting, fitted blinds and a single radiator.



KITCHEN



A beautifully presented and well-appointed modern styled kitchen that again is well lit via a central light fitting and receives natural light via a uPVC double glazed window to the rear elevation. With a laminated work surface, with both over and under counter cupboards, integrated halogen hob, integrated oven, plumbing for a washing machine, space for a fridge/freezer, brick effect tiled splashbacks and a stainless steel sink with a stainless steel mixer tap.

BEDROOM 1



A good sized master bedroom that features ample room for a double bed along with additional

bedroom furniture. With carpeted floor, central light fitting, uPVC double glazed window to the rear elevation, fitted blinds and single radiator.



BEDROOM 2



Another generous sized bedroom that is ideal for a child's bedroom, work from home office or for a guest room. With a carpeted floor, central light fitting, single radiator, fitted blinds and uPVC double glazed window to the front elevation.

From the hallway a wooden door opens into the

SHOWER ROOM

A well-presented shower room that is offered with a modern décor and well illuminated via a central

light fitting and frosted uPVC double glazed window to the rear elevation. With a panel bath, over bath shower, close coupled toilet, vanity inset washbasin with cupboards, extractor fan (with sensor trigger), tiled walls and vinyl tile flooring.



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.

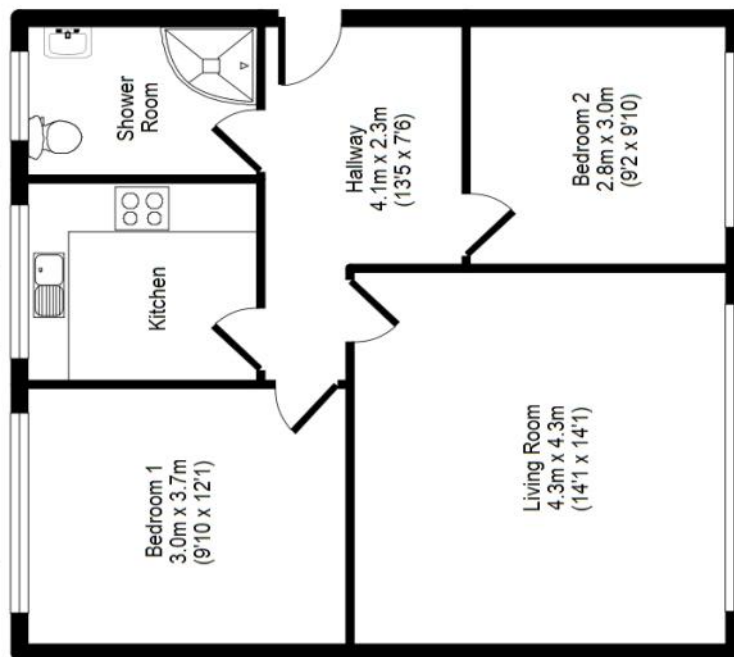
DIRECTIONS

From Halifax town centre head towards Illingworth on Ovenden Road for 1.5 miles and then turn right onto Shay Lane for a further 0.8 miles. Continue straight as the road turns onto Holdsworth Road for 0.4 miles and then turn right onto Riley Lane. Continue for 0.3 miles and then finally turn left onto School Lane. The apartment is situated above the Costcutter on your left hand side.

For sat nav users the postcode is: HX2 9QW

Whilst every endeavour is made to ensure the accuracy of the contents of the rental 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. Tenants are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

Flat 52, School Lane, Illingworth, HX2 9QW



APPROX GROSS INTERNAL FLOOR AREA: 57 sq. m / 611 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.
All images and dimensions are not intended to form part any contract or warranty.

(c) Marsh and Marsh Properties

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk