

# MARSH & MARSH PROPERTIES

11 Asygarth Avenue, Lightcliffe, Halifax, HX3 8UZ

£150,000



The ideal property for any first-time buyer or property investor looking for something to put their own stamp onto. It is also offered with the added advantage of NO CHAIN. This property is located on Asygarth Avenue, on a well-connected location and benefits from driveway parking to the side of the property for two cars. A brick paved front garden not only creates a charming kerb appeal but also an ideal additional parking space. To the rear of the property is the multi-use garden that offers an ideal place to sit back and relax or for children and pets to play.

Internally the property is offered in a good condition that, with some modernisation, will create an ideal home for someone looking for that “special something”. With a spacious living room, well-appointed kitchen, adjoining dining room (possibly could be turned into a dining kitchen), two generous bedrooms - offering space for double beds - and a house shower room. Just step inside and you will be immediately impressed.

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

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The property enjoys peaceful surroundings whilst remaining well connected to the local area. The M62 motorway is only a 10-minute drive, providing quick links to the major cities of Leeds, Bradford and Manchester. Brighouse town centre is just a quick 5 minutes' drive providing access to its fantastic shops and services. Brighouse train station offers excellent rail links to the surrounding area including the Grand Central train service. The property lies within easy walking distance of good primary and secondary schools.

Owing to the numerous fantastic features on offer, including its spacious gardens, well connected location and ample potential, all with the added advantage of NO CHAIN, an appointment to view is essential.

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

### **PORCH**

An ideal barrier from the external aspect to the internal providing ample storage space for coats and shoes. With a wood laminate floor and wall mounted coat hooks.

From the porch a uPVC double glazed door provides access into the

### **HALLWAY**

A spacious hallway with wood laminate flooring, two uPVC double glazed windows to the side elevation, under stairs storage space, single radiator and central light fitting.

From the hallway wooden doors open into the

### **LIVING ROOM**



A spacious living room that offers ample space for

a three piece suite along with additional furniture. An electric fireplace offers a fantastic central feature for the whole room, with a wooden hearth and mantelpiece. With a wood laminate floor, uPVC double glazed window to the front elevation, cornice to ceiling, dado rail, central light fitting and television access point.



### **KITCHEN**



A well laid out kitchen that makes excellent use of the space on offer owing to the laminated work surfaces, to three sides, all with over and under counter cupboards and drawers. With an integrated hob, integrated oven, plumbing for a washing machine, plumbing for a dishwasher, central light fitting, uPVC double glazed window to



the rear elevation, tiled splashbacks, tiled floor, fitted fridge/freezer and a 1 ½ sink with stainless steel mixer tap.

From the kitchen via an open archway is the

### DINING ROOM



An ideal place for a family dining table creating a communal living space. A set of uPVC double glazed French doors offers access to the garden to the rear elevation. With a tiled floor, central light fitting, double radiator and dado rail.

From the hallway carpeted stairs lead up to the

### LANDING

With a carpeted floor, cupboard storage space, loft access hatch and central light fitting.

From the landing wooden doors open into

### BEDROOM 1

A rather large master bedroom that offers ample space for a king-sized bed along with additional bedroom furniture. The room offers two uPVC double glazed windows to the front elevation that bathes the whole room in natural light. With a laminated floor, cornice to ceiling, central light

fitting and single radiator.



### BEDROOM 2



A large second bedroom offering space for a



double bed along with additional bedroom furniture. With a laminated floor, uPVC double glazed window to the rear elevation, cornice to ceiling, central light fitting and single radiator.



### SHOWER ROOM



A well laid out shower room that makes good use of the space on offer. With a walk-in style shower cubicle, pedestal washbasin, low flush toilet, two frosted uPVC double glazed windows to the rear and side elevations, vinyl tile floor, tiled walls, and central light fitting.

### GARDENS



To the front of the property is a brick paved patio area that will also double as additional parking

space. The front garden is bordered by a hedge and slate trim that enhances the kerb appeal of the property.

To the rear of the house is a fully enclosed garden that creates the ideal space for children and pets to play in a secure environment. From the edge of the property is a brick paved patio that leads to a lawned area. The lawn has a greenhouse to the right hand side. To the far end of the garden is a raised decked area that offers an ideal place to sit out and relax. The garden is bordered by wooden fence and hedge.



### PARKING

To the front of the property is a driveway with space for two cars with the front garden offering

space for an additional car.

### **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 Hipperholme village centre head towards Lightcliffe on Wakefield Road (A649) for 1.0 miles and then turn right onto Stoney Lane just after The Sun Inn. After 0.3 miles, after Lightcliffe Academy and Cliffe Hill Community Primary School, turn left onto Aysgarth Avenue. The property will be located on your left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

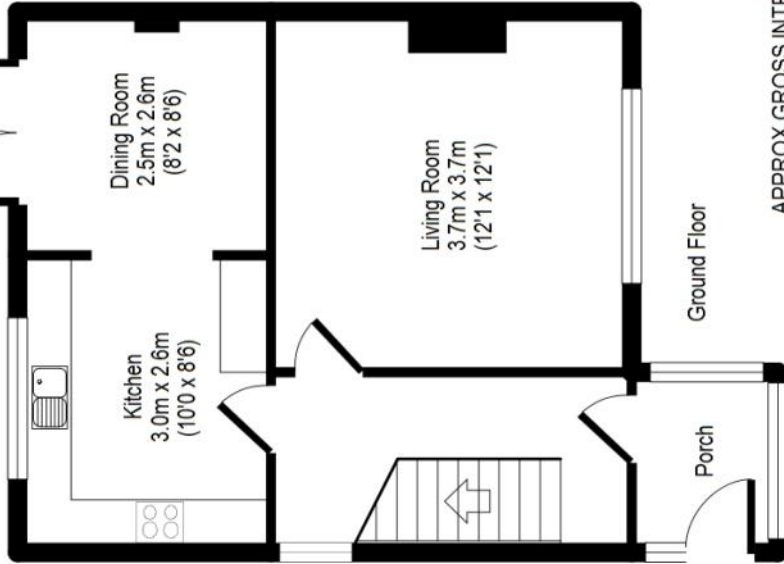
For sat nav users the postcode is: HX3 8UZ

### **MORTGAGE ADVICE**

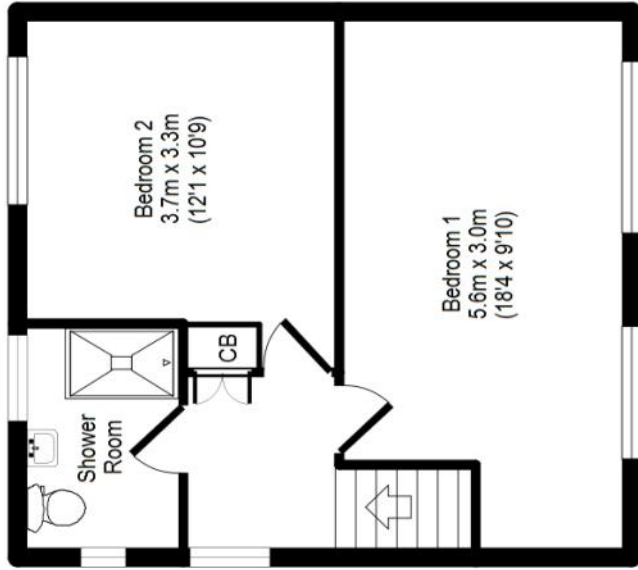
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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# 11 Aysgarth Avenue, Lightcliffe, HX3 8UZ



Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 73 sq. m / 785 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.

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