

MARSH & MARSH PROPERTIES

36 Emscote Avenue, Halifax, HX1 3AU

OIRO: £100,000



This two bedroomed, terraced, property presents the ideal opportunity to any first time buyer or property investor looking for that special something that they can put their own stamp onto. The property is also offered with the added advantage of being NO CHAIN. Situated on a quiet residential street, in King Cross, just a stone's throw from Halifax town centre, making this the ideal commuter's property. The house benefits from ample on street parking to the front and rear in addition to a low-maintenance garden to the front elevation. With so much potential on offer this property is certainly one to pay attention to.

Internally the property offers a fantastic opportunity with its spacious living room, charming kitchen (benefitting from a creel and rear access door), two bedrooms, house shower room and a large cellar that is ripe for renovation into a usable space or for use as a workshop. The house has a warm and welcoming feel from the moment you step inside and, therefore, certainly requires a viewing.

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Not only does this property offer direct access into Halifax town centre, but also provides excellent connections with the M62 motorway just 15 minutes' drive away providing quick access to Leeds, Manchester and Bradford. Also nearby is the Halifax train station which has cross Pennine connections and access to the Grand Central train service to London. The house also benefits from being within the catchment areas of outstanding primary and secondary schools, both within walking distance.

Owing to the fantastic amount of potential on offer with this property, 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

HALLWAY

An ideal reception creating a barrier from the external aspect to the internal. With a carpeted floor, central light fitting and wall mounted coat hooks.

From the hallway a wooden door opens into the

LIVING ROOM



A charming living room that creates the ideal family communal space. A chimney breast mounted electric fireplace creates a charming feature for the whole room. A serving hatch to the rear offers a unique feature for the room and access into the kitchen. With a carpeted floor, uPVC double glazed window, double radiator, central light fitting, wall mounted light fittings, central ceiling fan, cornice to ceiling and television access point.



From the living room a wooden door opens into the

KITCHEN



Offered with ample work space, owing to the laminated work surfaces to three walls in a "U" shape to one side of the room, all with over and under counter cupboards and drawers. A uPVC double glazed door provides access to the rear elevation. The kitchen also features a Creel creating a highly utilitarian feature. With an integrated hob, integrated oven, extractor hood, tiled floor, tiled splash backs, omni-directional ceiling spotlights, central ceiling fan, space for a fridge/freezer, plumbing for a washing machine,

plumbing for a dishwasher, stainless steel sink and stainless steel tap.

From the hallway carpeted stairs lead up to the

LANDING

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

From the landing wooden doors open into

BEDROOM 1



A spacious master bedroom that offers ample storage space owing to two sets of fitted wardrobes. The room also offers ample space for a double bed along with additional furniture. With a carpeted floor, central light fitting, wall mounted light fittings, double radiator and uPVC double glazed window to the front elevation.

BEDROOM 2

A generous second bedroom that would be an ideal child's bedroom, work from home office or guest room. With carpeted floor, central light fitting and uPVC double glazed window to the rear elevation.



SHOWER ROOM



A modern styled shower room that is presented in a neutral style and in a well laid out orientation to create a highly functional space. With a vinyl floor, corner shower cubicle, electric shower, corner fitted cupboards, tiled walls, vanity inset washbasin, close coupled toilet, frosted uPVC double glazed window to the rear elevation, towel radiator and central light fitting.

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

CELLAR



An ideal addition to the property for use as a

workshop or for development into a usable space. The cellar has a central strip light and workbench to one side of the room. To one corner is the boiler and porcelain sink. There is ample space for a dryer and electric outlet points for power. A wooden door to the front side provides access out to the front of the property via stone steps.



To the rear of the cellar a wooden door opens into a small secondary cellar room that has tiling to the rear part of the floor. From the rear room a wooden door opens into a small coal storage area.



GARDEN



To the front of the property is a charming, low maintenance, slate and shrubbery garden, all

enclosed by metal fence and gate creating a welcome reception to the property. The front garden has the added advantage of enhancing the property's kerb appeal and increases the privacy to the front elevation.

PARKING

There is ample on-street parking to the front and rear elevations of the property.

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 Halifax town centre head towards King Cross on Burdock Way (A58) for 0.6 miles and then turn left onto Arden Road and follow the road for 0.1 miles and then at the roundabout take the 3rd exit onto Haugh Shaw Road. After 0.2 miles turn left onto Moorfield Street and then left again twice to turn onto Emscote Avenue. The property will be

identified by the Marsh & Marsh Properties "For Sale" sign on the rear elevation or the house number from the front side.

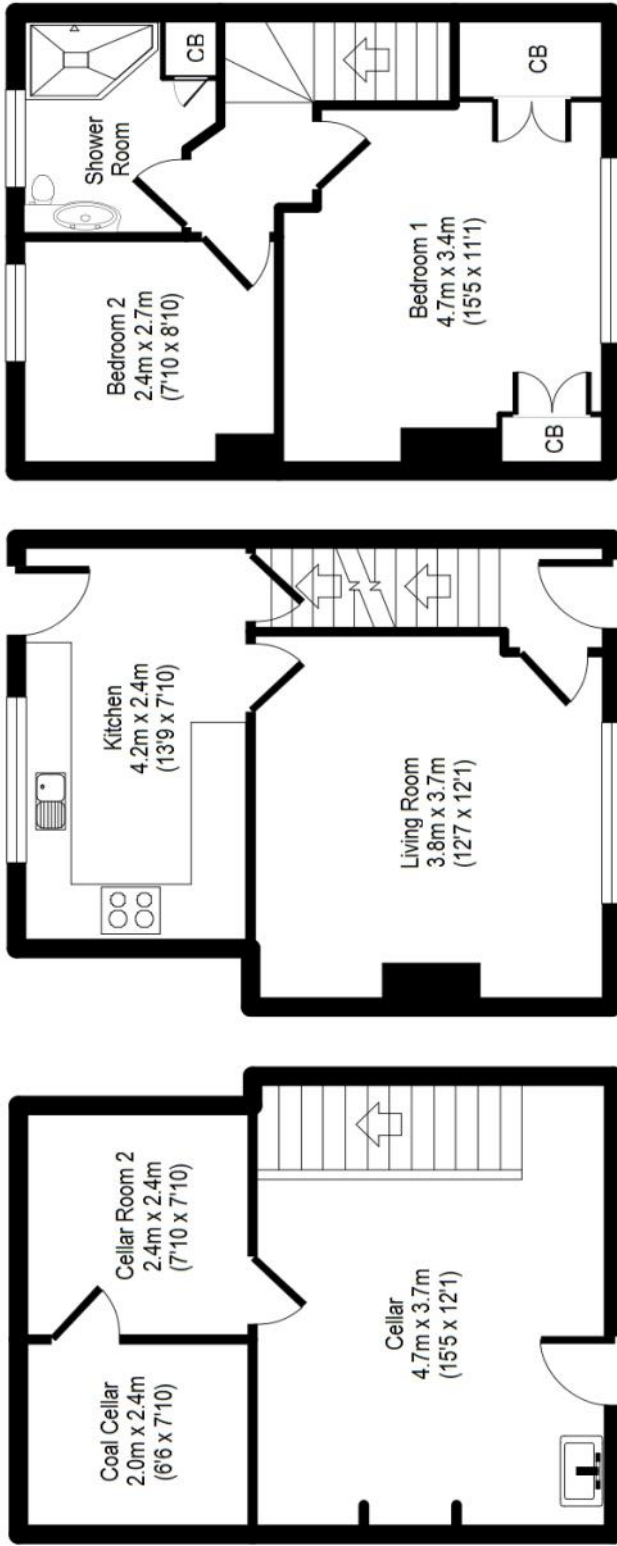
For sat nav users the postcode is: HX1 3AU

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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Basement

Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 84 sq. m / 908 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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