

MARSH & MARSH PROPERTIES

33 Trooper Lane, Halifax, HX3 9JB

£130,000



****ATTENTION TO ALL FIRST TIME BUYERS OR ANY BUY-TO-LET INVESTORS****
Here we have a well presented property which is in a good state of repair that is an excellent opportunity for anyone looking to jump onto the housing ladder or start/increase a rental portfolio. The property is presented to a good standard with a modern kitchen, bathroom along with both neutral and tasteful decoration. The property is conveniently situated within walking distance of Halifax town centre and the railway station. An early inspection is advised to avoid any disappointment. In brief comprises of; Lounge and kitchen are to the first floor along with access to the utility basement. Two double bedrooms and the shower room are to the first floor. Externally there are enclosed gardens to both the front and rear of the property.

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LIVING ROOM 3.9 x 4.6m (12'9 x 15'1)



This is a spacious and well-presented room with high quality laminate flooring and tasteful décor. Taking centre stage is a coal effect, living flame gas fire which is set within a traditional designed cast iron fireplace with a marble hearth and a wood surround and mantle. Completing this room is a radiator, UPVC window and a composite double glazed door.

KITCHEN 1.6 x 4.6m (5'2 x 15'1)

A range of shaker style wall and base units incorporate a stainless steel sink with a chrome mixer tap which is complimented by the splash back tiling. There is a built-in electric oven and an electric hob with a stainless steel cooker hood

above. To complete this room there is a breakfast bar, radiator, access to the basement utility room, the main staircase and a UPVC window.



UTILITY ROOM 1.7 x 4.6m (5'6 x 15'1)

Making excellent use of this basement where you will find a good storage space along with plumbing for a washing machine, radiator and a UPVC window.

LANDING

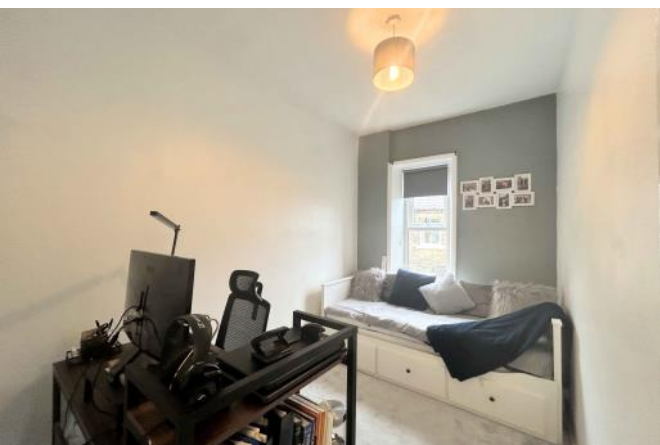
The staircase leads up from the kitchen where you will find an abundance of natural light from the glass panelled double glazed door, which opens out to the rear garden. The loft access is also gained from the landing area.

BEDROOM ONE 3.3 x 3.0m (10'9 x 9'8)



A double room with a radiator and a UPVC window with views across Halifax and of Wainhouse Tower.

BEDROOM TWO 2.2 x 3.6m (7'4 x 11'9)



A double room with a radiator, useful storage cupboard and a UPVC window with views across Halifax and of Wainhouse Tower.

SHOWER ROOM



This is a spacious room with a large walk-in glass shower cubicle, pedestal sink and a low flush toilet. The suite is complimented by the tiled walls and completing this room are the ceiling spotlights, chrome towel radiator, extractor fan and a UPVC window.

REAR GARDEN



Here you will find a peaceful getaway which is a real suntrap in those summer months. This is a paved garden which is accessed via a UPVC door

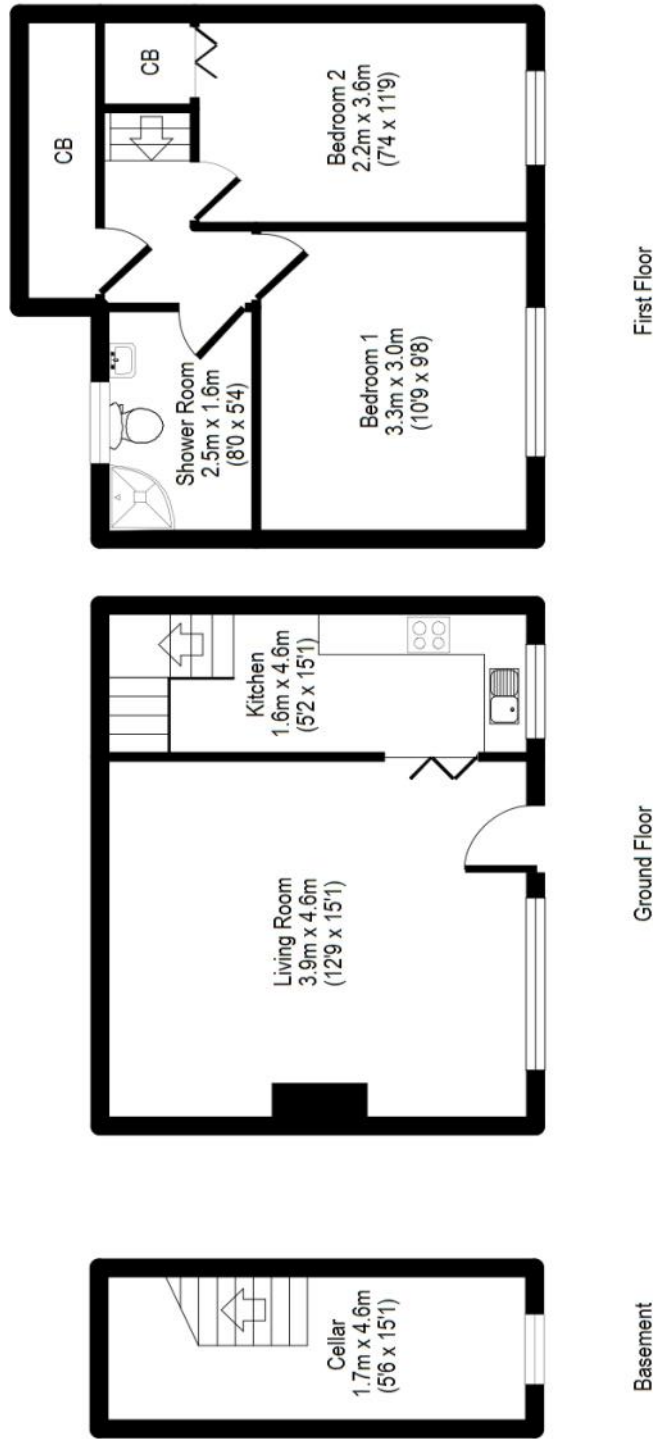
on the landing of the property. To the front of the property is a well presented an enclosed garden which again is a suntrap in the summer months.



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APPROX GROSS INTERNAL FLOOR AREA: 61 sq. m / 659 sq. ft

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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