

MARSH & MARSH PROPERTIES

Siddal Hall, New Lane, Siddal, Halifax, HX3 9AL *Offers in the region of: £250,000*



Situated on a lofty vantage point, on New Lane, in Siddal village, is this beautifully presented, period property. A three bedroomed, semi-detached, property which has plenty on offer that will certainly impress and delight. The house features a beautifully presented private front garden that is an ideal addition to the property, perfect for children and pets to play and also has ample on street parking to the side. The house has that special something that certainly gives a unique impression from the moment you arrive.

Internally the property does require some modernisation but presents the perfect opportunity to put your own stamp onto this charming and welcoming property. The house has generous rooms throughout as well as a large storage cellar. With its spacious living room, generous kitchen (featuring a pantry to the side), three bedrooms (two with space for a double bed) and a shower room.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

The property is situated only a five-minute drive from Halifax town centre, providing quick and easy access to the excellent shops, services and amenities of the town centre. Halifax train station provides quick and easy rail connections to local towns in addition to the Grand Central train service to London. The M62 motorway is just a short eight-minute drive, providing quick access to the major cities of Leeds, Bradford and Manchester.

Owing to the fantastic potential on offer with this unique property an inspection is essential in order to fully appreciate this charming home.

From the front of the property a wooden door opens into the

HALLWAY



With a carpeted floor, double radiator, cupboard storage space, cornice to ceiling and central light fitting.

From the hallway wooden doors open into the

LIVING ROOM



A large and open living room that is light and

bright owing to the dual aspect uPVC double glazed windows, to the front and side elevations, that bathe the whole room in natural light creating a warm and welcoming space. A gas fire, on a stone hearth and with stone mantelpiece, creates an ideal central feature for the whole room. With a central light fitting, double radiator, carpeted floor, picture rail, cornice to ceiling, ceiling rose and a television access point.



KITCHEN



A neatly laid out kitchen with laminated work surfaces to two walls. The room is another light and bright space owing to uPVC double glazed windows to the side and rear elevations. The kitchen features a pantry storage space accessed

from the side of the room. With a cooker unit, carpeted floor, over and under counter cupboards and drawers, space for a fridge/freezer, tiled splashbacks, ceiling insert strip light, double radiator and an inset stainless steel sink with stainless steel taps.



From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, numerous fitted cupboards, central light fitting and uPVC double glazed window to the rear elevation.

From the landing, wooden doors open into

BEDROOM 1



A spacious bedroom that offers ample space for a double bed along with additional bedroom furniture. With a carpeted floor, uPVC double glazed window to the side elevation, fitted cupboard, central light fitting, picture rail and double radiator.

BEDROOM 2

A spacious second double bedroom with dual aspect uPVC double glazed windows, to the front and side elevations, that bathe the room in natural light, creating a bright space. With a carpeted floor, single radiator and central light fitting.



CELLAR



BEDROOM 3

A good sized third bedroom, ideal for a work from home office, guest room or child's bedroom. With a carpeted floor, single radiator, uPVC double glazed window to the front elevation and central light fitting.

SHOWER ROOM



A well laid out house shower room that makes excellent use of the space on offer. With a carpeted floor, corner shower cubicle, single radiator, low flush toilet, frosted uPVC double glazed window to the front elevation, vanity inset washbasin, extractor fan and central light fitting.



An excellent addition to the property is the spacious cellar. Consisting of two main rooms,

with both having stone floors, central light fittings and beamed ceilings. The main room also has stone shelving and the original meat slab that has been utilised as a workbench. The second room has a washbasin and would be an ideal utility room.

GARDENS



The private gardens, to the front elevation, provide a perfect location to sit back and relax. Elevated from the roadside and with bordering shrubs and trees, this private space is ideal for children and pets to play. The garden creates a perfect frontage to the property and certainly enhances the kerb appeal. The front garden borders the front flagged pathway that is

bordered, in turn, by a flowerbed.



To the side of the property is a flowerbed area that would be perfect as a herb garden.



to ascertain their accuracy.

PARKING

To the side of the property there is ample on street parking available.

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.

LOCATION



What3words: ///early.flat.ruler

Google Plus Code: P46X+2PF Halifax

For sat nav users the postcode is: HX3 9AL

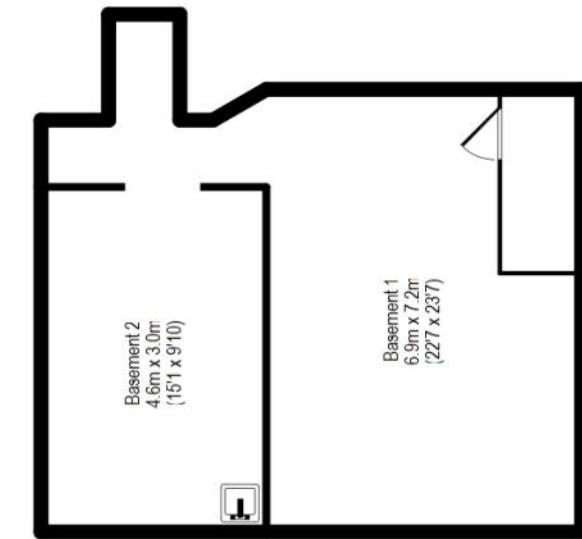
MORTGAGE ADVICE

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.

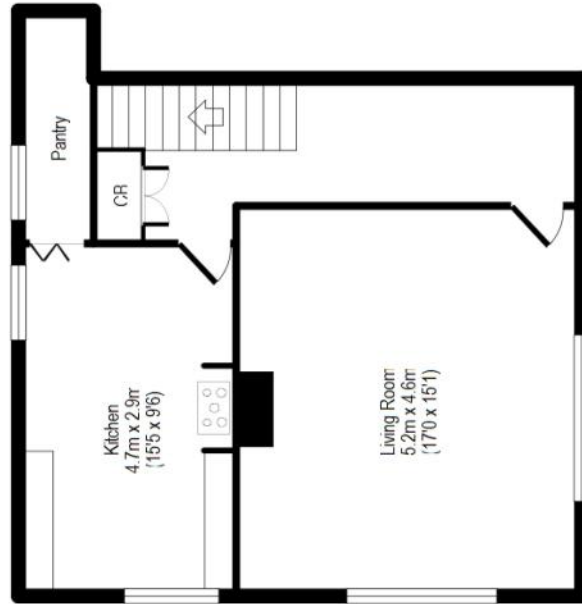
DISCLAIMER

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

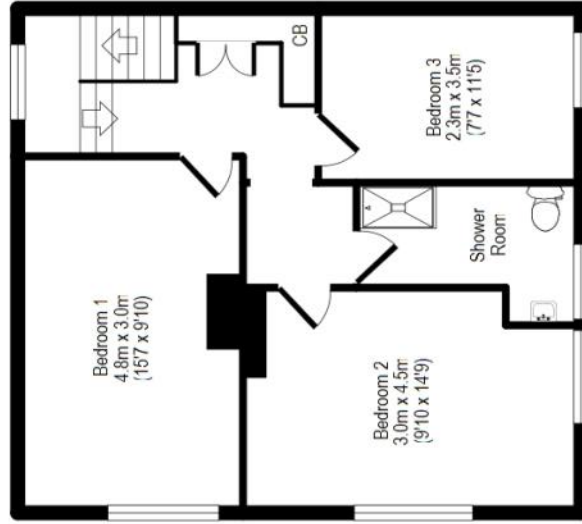
Siddal Hall, New Lane, Siddal, Halifax, HX3 9AL



Basement



First Floor



Second Floor

146 sq. m / 1568 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