

MARSH & MARSH PROPERTIES

12 Warley Grove, Halifax, HX2 0AE

£125,000



This well presented, three bedroomed, through-terraced property is situated on an enclosed street at the top of Halifax, in a quiet and tucked away residential area. Being well connected to the local area but also offering a charming valley view, from the end of the street, creating a charming impression from the moment you arrive. The house has a small patio garden to the front elevation and an enclosed shrub and flower garden to the rear with an artificial lawn and wooden fence border offering the ideal place to sit back and relax. The house also features ample on street parking to the front elevation.

Internally the property is beautifully presented, with an attractive décor and style that creates a modern living space that is ready to move into with little work required. The house is over three levels (four if you count the cellar) offering a surprising amount of space throughout. With a warm and welcoming living room, well-appointed kitchen, two bedrooms to the first floor, large house bathroom and a very spacious master bedroom to the top floor. Just step inside this home and you will certainly be impressed.

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

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The property is ideally located on the outskirts of Halifax, benefitting from quick and easy access to the town centre (just a 5-minute drive) and with regular bus services to the centre. Halifax train station provides excellent rail links to the surrounding area and access to the Grand Central train service. The M62 motorway is a short 15-minute drive away providing easy access to the major cities of Leeds, Bradford and Manchester. The property is in the catchment area of good primary and secondary schools.

Owing to the whole host of fantastic features on offer an appointment to view is essential.

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

PORCH

An ideal reception into the property that also creates a barrier from the external aspect to the internal. With a carpeted floor, wall mounted coat hooks, central light fitting and transom window.

From the porch a wooden door opens into the

LIVING ROOM



An inviting living room that offers ample space for a suite along with additional furniture. A gas fire, on a granite hearth and with a wooden mantelpiece, offers an ideal central feature for the whole room. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation, double radiator and a television access point.



From the living room a wooden door opens into the

KITCHEN



A well laid out and highly functional kitchen that features laminated work surfaces to three walls, in a "U" shape, offering ample work space, all with

over and under counter cupboards and drawers. The kitchen features a uPVC double glazed door to the rear gardens. With an integrated hob, integrated oven, stainless steel extractor hood, single radiator, plumbing for a washing machine, splashback tiling, vinyl floor, uPVC double glazed window overlooking the rear garden, ceiling inset spotlights, space for a fridge/freezer and a stainless steel sink with stainless steel mixer tap.



From the living room a wooden door opens onto carpeted stairs that lead up to the

LANDING

With a carpeted floor, single radiator and central light fitting.

From the landing wooden doors open into

BEDROOM 2



A spacious second bedroom that offers ample room for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the front elevation.

BEDROOM 3



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

BATHROOM



A rather large house bathroom that is well laid out and features a panel bath, corner shower cubicle, counter inset washbasin, close coupled toilet,

frosted uPVC double glazed window to the rear elevation, ceiling inset spotlights, vinyl floor, tiled walls and a stainless steel towel radiator.

From the landing a carpeted staircase leads up to

BEDROOM 1



A large and spacious master bedroom that offers ample space for a king sized bed along with additional bedroom furniture. A large uPVC double glazed window, to the front elevation, offers a charming view of the valley beyond. With a carpeted floor, beamed ceiling, omni-directional ceiling spotlights and double radiator.

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

CELLAR

A small storage cellar with central light fitting.

GARDENS

At the front of the property is a stone wall patio garden.



To the rear of the property is a beautifully presented garden area. A central artificial lawn is bordered by potted plants and shrubs that create the ideal place to sit back and relax. The rear garden is bordered by wooden fence to create a private space.

PARKING



To the front of the property there is on street parking.



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: ///fame.scale.expert

Google Plus Code: P4F2+62J Halifax

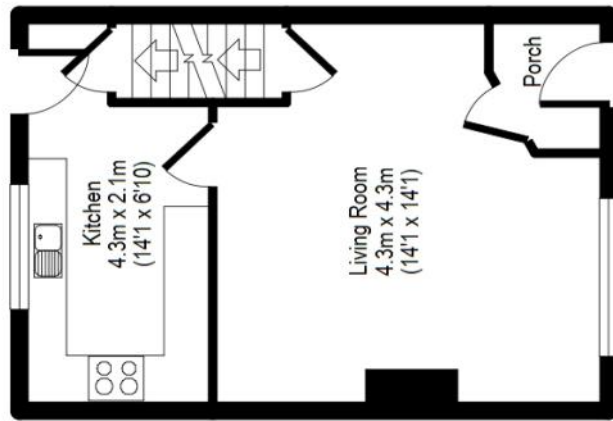
For sat nav users the postcode is: HX2 0AE

MORTGAGE ADVICE

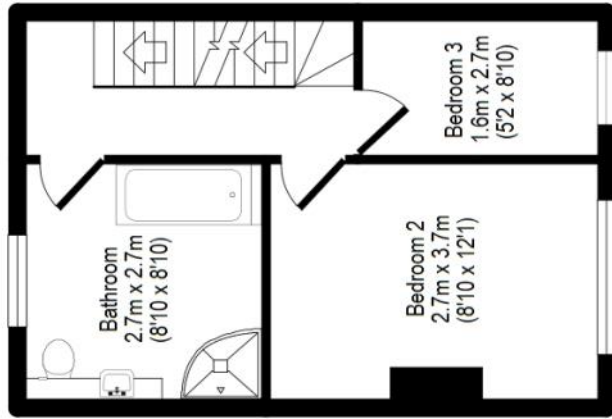
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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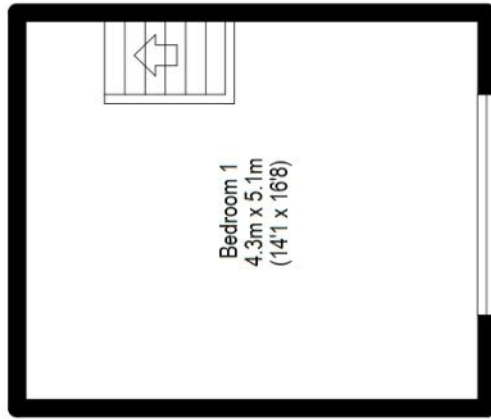
12 Warley Grove, Halifax, HX2 0AE



Ground Floor



First Floor



Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 77 sq. m / 828 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. 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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