

MARSH & MARSH PROPERTIES

2 Popples, Halifax, HX2 9QP

£215,000



Nestled away down a quiet and calm road, is this charming group of cottages. This mid terraced, cottage, property is a well-kept secret and offers a stunning and stylish property with original and charming features that will certainly impress and delight. This property is also offered with the added advantage of NO CHAIN. Its beautiful location offers private off-road parking. To the rear of the property is a large and long garden space featuring two patio seating areas and a long lawn offering the perfect place to sit back and relax; a real sun-trap owing to its south facing orientation.

Internally the property is offered in immaculate condition throughout with a modern and neutral style that presents a welcoming and inviting atmosphere from the moment you step inside. The house is beautifully lit and still offers some charming cottage style features. With a spacious living room, well-appointed dining kitchen, two double bedrooms and a stunning house bathroom.

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

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The property benefits from being within the catchment area, and walking distance, of good primary and outstanding secondary schools. Halifax town centre is only a short commute (10 minutes' drive) providing access to its excellent shops, services and train station with regular rail services to the surrounding area in addition to the Grand Central train service. The M62 motorway is 20 minutes' drive away providing access to the major cities of Leeds, Bradford and Manchester.

Owing to the fantastic number of features on offer, all with the added benefit of NO CHAIN, an internal inspection is essential to fully appreciate this charming property.

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

DINING KITCHEN



A warm, welcoming and inviting reception into the property that certainly sets the right tone for the rest of the property. A beautifully presented dining kitchen that has been immaculately presented throughout and offers a well laid out work area. The room offers space for a dining table to one side, with ample work space owing to

the solid wood work surfaces to three walls. The work surface offers plenty of storage with under counter cupboards and drawers. With an integrated hob, integrated oven, modern style extractor hood, plumbing for a washing machine, fitted dishwasher, wood laminate flooring, beamed ceiling, ceiling inset spotlights, under stairs cupboard storage, fitted fridge/freezer and an inset porcelain sink with stainless steel mixer tap.



From the dining kitchen a wooden door opens into the

LIVING ROOM



The living room offers the perfect place to sit back

and relax. Its beamed ceiling and feature uPVC double glazed mullioned windows offers a traditional style which, when twinned with the modern style, creates an eclectic ambiance. A wood burning stove, on a stone hearth, creates the perfect central feature for the whole room. The room offers ample space for a three piece suite along with additional furniture. With a wood laminate floor, modern style radiator and television access point.



From the living room a wooden door opens into the

HALLWAY

The hallway provides access to the rear garden via

a wooden door. With a wood laminate floor and ceiling inset spotlights.

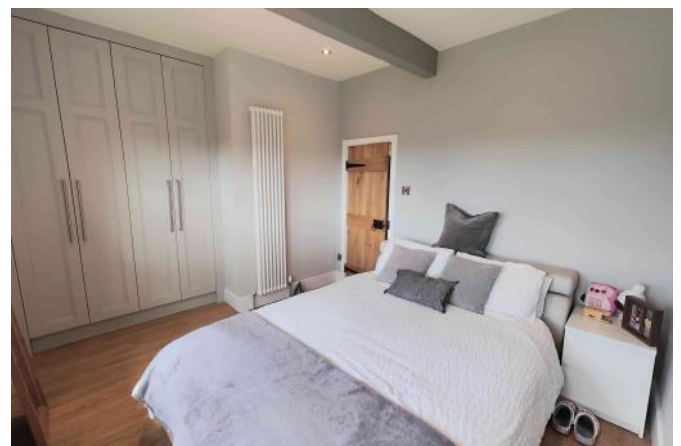
From the hallway carpeted stairs lead up to the

LANDING

With a wood laminate floor, modern style radiator, loft access hatch and ceiling inset spotlights.

From the landing wooden doors open into

BEDROOM 1



A beautifully presented master bedroom that offers stunning views over the rear, south facing, gardens from its uPVC double glazed windows.

The room features a set of fitted wardrobes to one side offering a large amount of additional storage space. There is ample space for a double bed along with additional furniture. With wood laminate flooring, beamed ceiling, modern style radiator and ceiling inset spotlights.



BEDROOM 2



Another generous bedroom, again featuring space for a double bed. This room features an ante room with fitted wardrobes that functions as an ideal dressing area. With a carpeted floor, central light fitting, double radiator and uPVC double glazed window to the front elevation.

BATHROOM



A modern and stylish bathroom that offers the perfect place to relax. With a panel bath, over bath shower, glass splash guard, close coupled toilet, pedestal washbasin, large tiled floor, large tiled walls, frosted uPVC double glazed window to the front elevation, ceiling inset spotlights, stainless steel towel radiator and extractor fan.

GARDENS



The rear garden is the real pièce de résistance to the property. Its south facing orientation offers the ideal place to sit back and relax, with a patio seating area to the edge of the property; the perfect place to sit out or have a barbeque. From

the patio is a long lawned area leading down to the bottom of the garden, perfect for children and pets to play. At the far end of the garden is a second patio area that houses a large garden shed. The garden is bordered on all sides by brick and stone walls.



PARKING

To the front of the property is a parking bay.

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: ///charging.nametag.paces



Google Plus Code: Q458+MFM Halifax

For sat nav users the postcode is: HX2 9QP

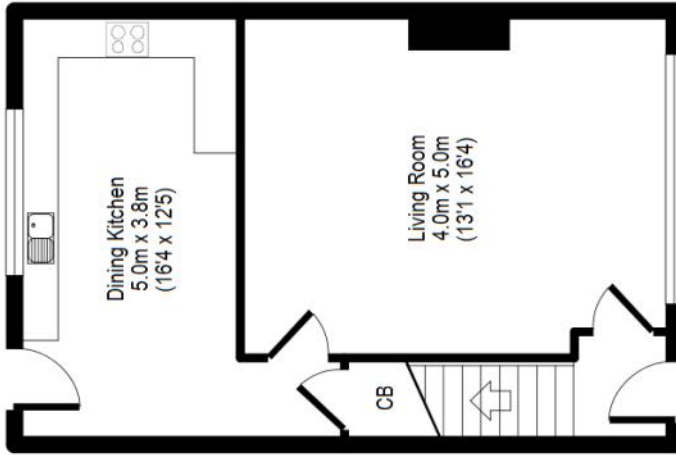
MORTGAGE ADVICE

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.

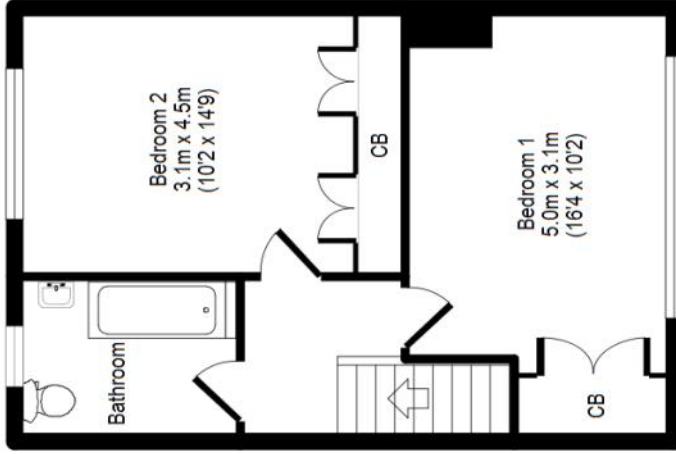


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Ground Floor



First Floor

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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