

MARSH & MARSH PROPERTIES

234 Moor End Road, Pellon, Halifax, HX2 0RU

£160,000



****ATTENTION ALL FIRST TIME BUYERS OR YOUNG COUPLES/FAMILIES**** A TWO BEDROOM mid-townhouse with panoramic views and large garden to the rear. The property boasts a modern kitchen and bathroom as well as tasteful décor throughout. In brief on ground floor you will find the entrance hall, a lounge with a multi-fuel stove, a kitchen which provides access to the basement, and a conservatory with phenomenal views. To the first floor you will find a landing that provides loft access, two double bedrooms and the house bathroom. Externally, to the front of the property there is a well-presented garden with a patio and lawn area, and to the rear a large multi-layered garden with panoramic views of the valley including Emley Moor mast. An internal inspection is strongly advised.

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

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ENTRANCE HALL

Enter the property via a UPVC door and into the entrance hall which provides access to the lounge and first floor as well as homing an enclosed radiator.

LIVING ROOM 3.5 x 4.2m (11'5 x 13'11)



A well-presented lounge area with a multifuel stove, radiator and large UPVC window looking out onto the front garden.

KITCHEN 4.4 x 2.7m (14'7 x 8'10)

A wide range of wall and base units with a one and a half bowl sink and chrome mixer tap. There is an integrated oven, hob, and extractor fan as well as ceiling spotlights and an internal window

through to the conservatory. The kitchen provides access to the basement which houses the gas and electric meter and provides a good storage space.



CONSERVATORY 4.4 x 2.8m (14'7 x 9'4)





This beautiful conservatory boasts panoramic views of the valley, a radiator, UPVC windows and French doors leading out to the rear garden.

LANDING

Stairs lead up from the entrance hall to the landing which provides loft access via a pull-down ladder.

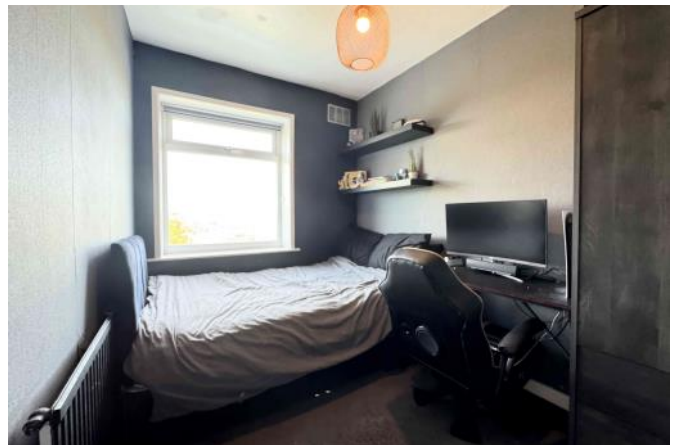
BEDROOM ONE 4.3 x 3.2m (14'1 x 10'5)



A large double room with tasteful décor, a fitted wardrobe with mirrored sliding doors that provides storage, and a UPVC window to the front.

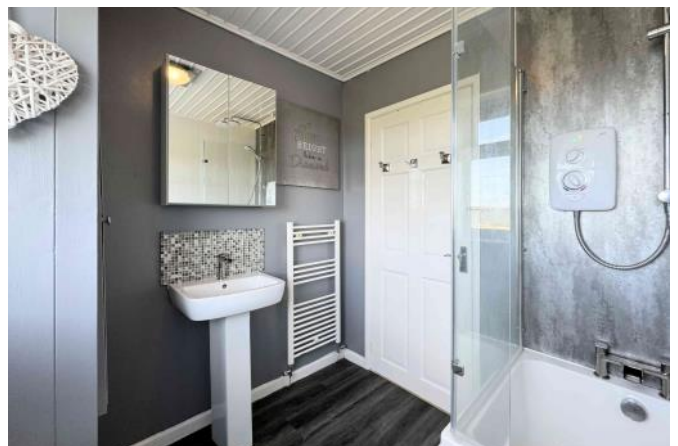


BEDROOM TWO 2.2 x 3.0m (7'0 x 9'11)



A double room with a radiator and UPVC windows with panoramic views of the valley.

BATHROOM



A white three-piece suite comprising of a bath with a rainfall and handheld shower above, a low flush toilet, and pedestal sink. Additionally, there is a storage cupboard that homes the boiler installed in 2024, a chrome towel radiator, a wall mounted mirrored cabinet, partially tiles walls and a UPVC window to the rear.

EXTERNAL

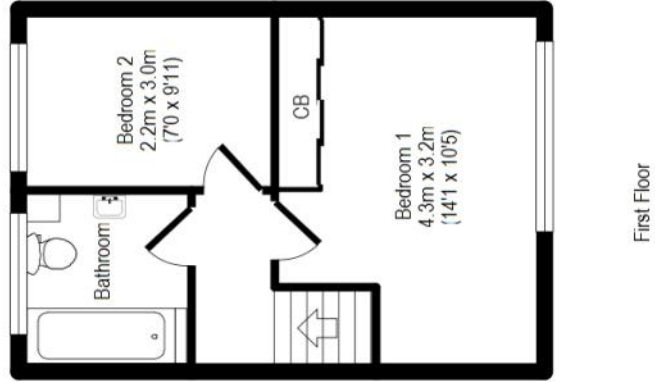
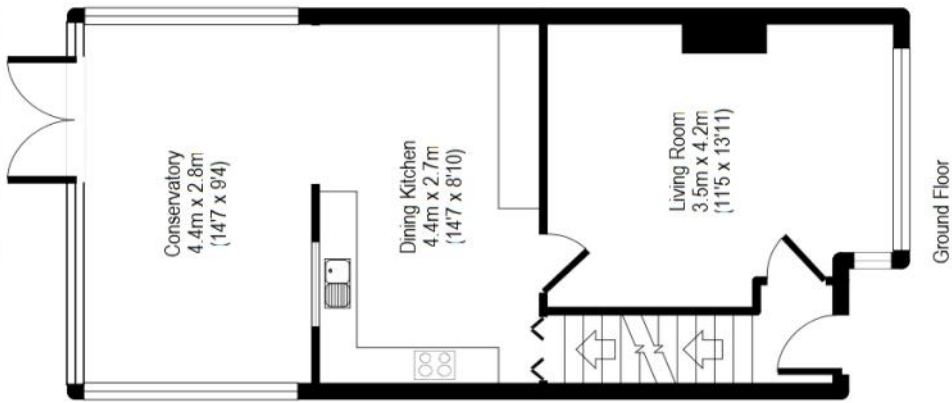


To the front of the property there is a well-presented garden with both patio and lawn areas, a garden shed, and mature plants and flowers in flower beds. To the rear of the property, there is wooden decking, stairs down to a lawn area, and a flagstone path that leads to more stairs down to another lawn area.



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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APPROX GROSS INTERNAL FLOOR AREA: 69 sq. m / 745 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.

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