

# MARSH & MARSH PROPERTIES

20 Stoodley Terrace, Halifax, HX2 7AW

£120,000



**\*\*ATTENTION ALL FIRST TIME BUYERS OR YOUNG COUPLES/FAMILIES\*\*** A THREE-BEDROOM mid terrace situated in Warley with excellent far-reaching views over Sowerby Bridge and beyond. In brief to the ground floor, you will find an entrance hall, lounge, and large kitchen dinner that provides access to the basement. To the first floor you will find a landing that provides loft access, three double bedrooms, and the house bathroom. Externally, to the rear an enclosed stone patio, to the front a parking area come front garden. An internal inspection is strongly advised.

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### ENTRANCE HALL

Enter the property via a UPVC door and into the entrance hall that homes a radiator.

### LIVING ROOM 3.8 x 3.7m (12'5 x 11'11)



A lounge area with an electric fire set in a marble fireplace, coving, a radiator and a uPVC window that provides views of the valley.

### DINING KITCHEN 4.8 x 3.3m (15'7 x 10'11)



A dining kitchen with a wide range of wall and base units, a built-in oven, microwave oven, hob and extractor fan. This room also homes the combination boiler and provides access to basement. There is a UPVC window and door to the rear.

### LANDING

Stairs lead up from the entrance hall to the landing which provides loft access.

### BEDROOM ONE 3.1 x 3.7m (10'0 x 11'11)



A double room with coving, a radiator and a uPVC window with expansive views of the valley.

### BEDROOM TWO 2.3 x 3.3m (7'8 x 10'11)



A double room with a radiator and uPVC window.





### BEDROOM THREE 2.3 x 2.5m (7'6 x 8'2)



A large single/double room with a radiator and uPVC window.

### BATHROOM

A three-piece suite comprising of a bath, low flush toilet, and pedestal sink. There is a radiator, the walls are tiles and there is a UPVC window.

### EXTERNAL



To the rear there is an enclosed stone patio with mature plants and flowers to the borders. To the front there is what was previously a garage made into a garden area/parking space.



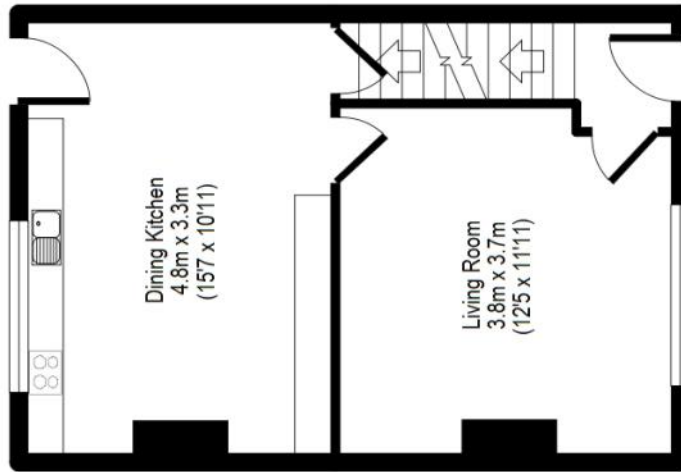
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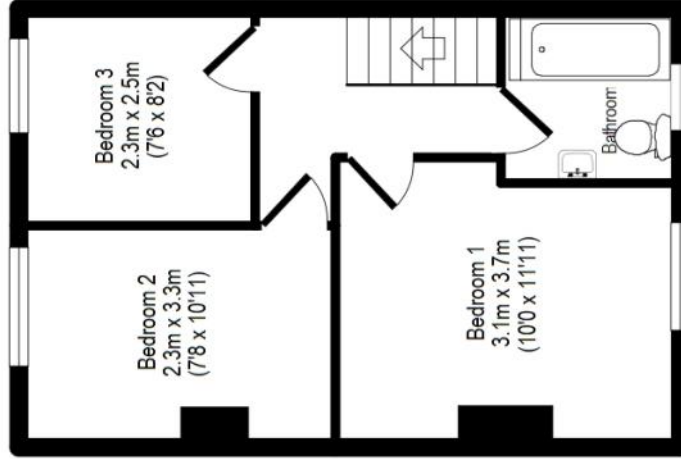




## 20 Stoodley Terrace, Halifax, HX2 7PW



Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 66 sq. m / 708 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.

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