

MARSH & MARSH PROPERTIES

24 Belle Vue Road, Shelf, HX3 7LU

£165,000



The perfect house for a first-time buyer or property investor; this two bedroomed, end of terrace, property is situated on a quiet residential street and is offered with the added advantage of NO CHAIN. The house benefits from a large front garden, which potentially can be turned into ample front parking, which offers a charming frontage and well received kerb appeal. To the rear of the property is a fully enclosed patio and lawn garden, with outbuilding, that backs onto a field offering a charming rear outlook. With so much on offer this property is certainly one that requires special attention.

Internally the house features a well laid out space that offers good sized rooms throughout, all offered with a neutral décor and, therefore, offering the opportunity for someone to move in with little work required. With its welcoming living room, spacious dining kitchen, two bedrooms (both with space for a double bed and with numerous fitted cupboards offering plenty of storage space) and house bathroom.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

The property benefits from being within the catchment area of an outstanding primary school as well as being within easy transport distance of the surrounding secondary schools. Also benefitting from good transport connections, with quick access into both Halifax and Bradford. The property also sits within a 10 minute drive of the M62 motorway, providing fantastic connections to regional cities. The Halifax and Bradford train stations also offer excellent local connections including the Grand Central train service.

Owing to the whole host of fantastic features on offer, with its spacious internals, front and rear garden as well as its charming location, all with the added benefit of NO CHAIN; an appointment to view is essential.

From the front of the property a uPVC double glazed door opens into the

HALLWAY

A welcoming, light and bright entrance hallway that benefits from ample under stairs storage space for coats and shoes. With a carpeted floor, frosted uPVC double glazed window to the front elevation, central light fitting and single radiator.

From the hallway wooden doors open into

LIVING ROOM



An inviting room that offers ample space for a three-piece suite. The living room features a chimney breast mounted electric fireplace that creates a charming central feature for the whole room. With a large uPVC double glazed window overlooking the front gardens, carpeted floor, central light fitting, double radiator and television access point.



DINING KITCHEN



A spacious dining kitchen that offers ample space for a family sized dining table to one side of the

room. To the opposite side are two laminated work surfaces, both with over or under counter cupboards and drawers. The kitchen offers access to the rear garden via a uPVC double glazed door and is bathed in natural light owing to two uPVC double glazed windows to the rear elevation. With a cooker unit, extractor hood, double radiator, plumbing for a washing machine, carpeted floor to one side, vinyl flooring to the other, splashback tiling, two central light fittings, space for a fridge/freezer and a stainless steel sink with stainless steel mixer tap.



From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, central light fitting and loft access hatch.

From the landing wooden doors open into

BEDROOM 1



A generous master bedroom that offers ample space for a double bed. The room benefits from two sets of fitted cupboards to either side of the room offering plenty of storage space. With a carpeted floor, double radiator, central light fitting and uPVC double glazed window to the front elevation.



BEDROOM 2



Another spacious bedroom, again offering space for a double bed along with two sets of fitted cupboards. With a carpeted floor, central light fitting, double radiator and a uPVC double glazed window to the rear elevation, benefitting from views over the garden and field beyond.

BATHROOM

A well-presented house bathroom that makes excellent use of the space on offer. With a panel bath, over bath electric shower, pedestal washbasin, close coupled toilet, double radiator, frosted uPVC double glazed window to the rear elevation, splashback tiling, vinyl floor and a

central light fitting.



GARDENS



To the front of the property is a lawned garden, bordered by a picket fence and adorned with shrub bushes that create a perfect reception to the property and greatly enhances the kerb appeal. The front garden is bisected by a flagged pathway to the front door that also leads to a gate to the rear garden.



To the rear elevation is another charming garden. Again fully enclosed to create a secure space for children and pets to play. The garden has two patio seating spaces, ideal for a barbeque, with a large central lawned area. The rear garden backs

onto fields offering a charming backdrop to the property. The rear has a large shed and outbuilding offering ample additional storage space.



PARKING

Currently there is ample 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, fitted alarm system and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh

& Marsh Properties on 01422 648400.

LOCATION

What3words: ///roofs.nests.memory

Google Plus Code: Q52H+7FM Halifax

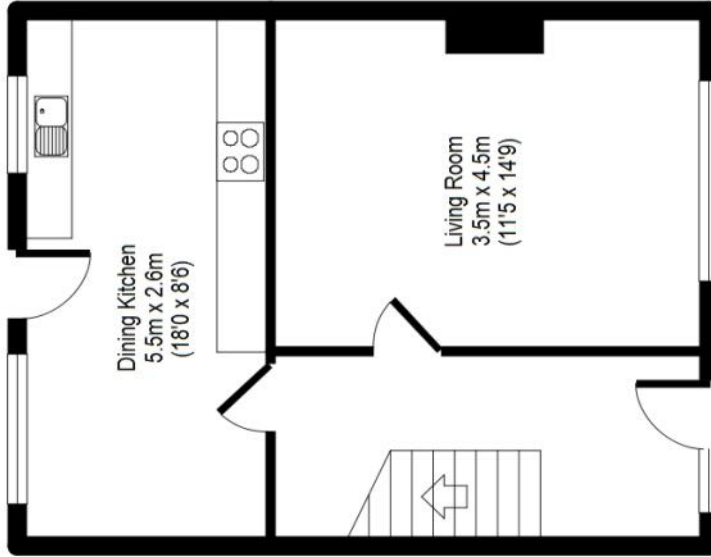
For sat nav users the postcode is: HX3 7LU

MORTGAGE ADVICE

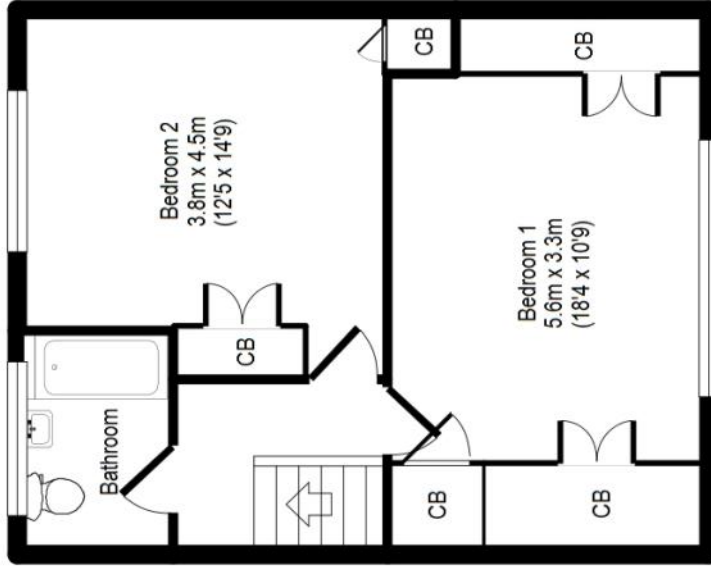
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 79 sq. m / 847 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.

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