

MARSH & MARSH PROPERTIES

17 Rosemount Avenue, Elland, HX5 9BN

£190,000



****ATTENTION ALL YOUNG FAMILIES/COUPLES OR FIRST TIME BUYERS**** A THREE-BEDROOM mid-townhouse which boasts a driveway and an enclosed garden and is available with no chain. The location of this property is ideal as it is within close distance of local amenities including schools, supermarkets, and petrol stations as well as having quick and easy access to the M62 corridor for all those who commute for work. In brief, you will find an entrance hall, a lounge, and a dining kitchen on the ground floor. Head upstairs to the second floor where you will find a landing, three bedrooms, and the house bathroom. Externally, to the rear is an enclosed garden with a stone-flagged patio and lawn areas. To the front, there is a driveway with space for two vehicles and there is a shed which has an option to buy on a separate negotiation.

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ENTRANCE HALL

Enter the property via a double-glazed door and into the entrance hall that provides access to the lounge and first floor as well as having a radiator.

LIVING ROOM 3.6 x 5.3m (11'9 x 17'4)



A lounge area spanning the length of the home, equipped with two radiators two large UPVC windows.

KITCHEN 3.2 x 5.3m (10'5 x 17'4)



A wide range of wall and base units with a chrome sink and chrome mixer tap. Along with a built-in oven, hob, and extractor fan, there is space and plumbing for a washer machine, dishwasher and a tall fridge freezer. The kitchen has a combination

boiler and under stairs storage, three UPVC windows, and a double-glazed door leading to the back garden.



LANDING

Stairs lead up from the entrance hall to a landing with a UPVC window.

BEDROOM ONE 4.2 x 3.1m (13'7 x 10'2)



A double room with a radiator and UPVC window.



A single room with a radiator and a UPVC window. This room provides access to the loft.



BEDROOM TWO 2.7 x 3.5m (8'9 x 11'3)



A double room or a large single room with a radiator and UPVC window.

BEDROOM THREE 2.7 x 2.2m (8'10 x 7'2)



BATHROOM



A three-piece suite comprising of a bath with a handheld power shower above, a pedestal sink, and a low flush toilet. The walls are partially tiled, and there is a wall-mounted mirrored cabinet. To complete this room there is an extractor fan, a radiator, and a UPVC window.

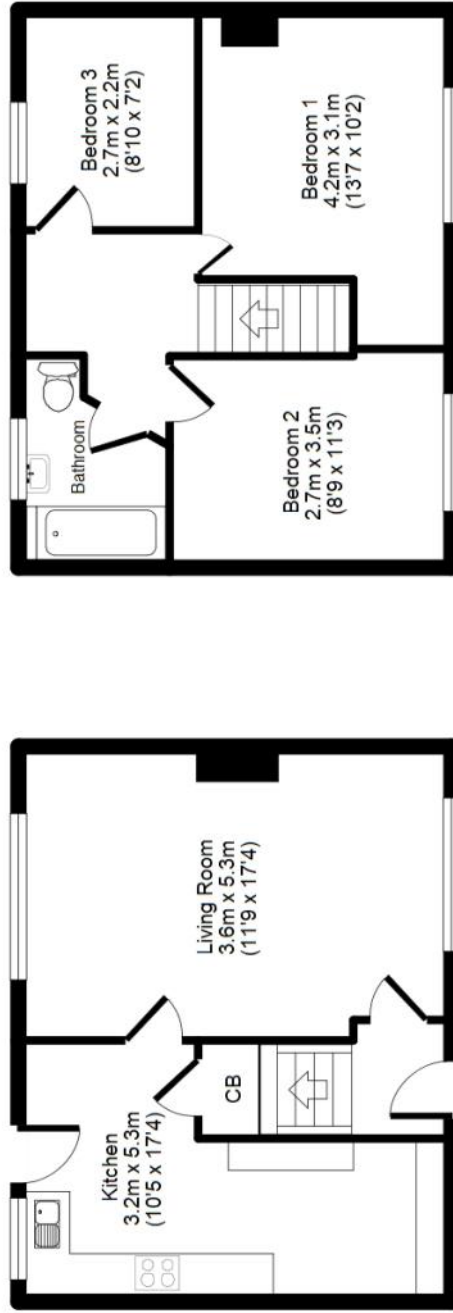
EXTERNAL

To the rear, is an enclosed garden with a stone-flagged patio and a lawn. To the front, is a block paving driveway with space for two vehicles and a shed with an option to buy separately.



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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Ground Floor

APPROX GROSS INTERNAL FLOOR AREA: 72 sq. m / 777 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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