

# MARSH & MARSH PROPERTIES

22 Ripley Street, Lightcliffe, HX3 8UA

£175,000



This two bedroomed, back-to-back, terraced, property offers a unique and fantastic opportunity; situated on Ripley Street, in the sought after Lightcliffe village. Positioned on a quiet street towards the far end and offered with the added benefit of being NO CHAIN. The property boasts stunning, far-reaching views over fields and the valley beyond that offers a truly picturesque backdrop, a perfect view to wake up to. The property features a beautifully presented flowerbed garden, fully enclosed by stone wall, at the front elevation, that not only offers a fantastic kerb appeal but the perfect place to sit out and relax. Opposite the property is a private parking-bay area that can accommodate up to two cars.

Internally the property offers a good amount of space, albeit in a dated condition, offering an ideal opportunity for any prospective buyer the potential to add value to the property and make something to their own taste. With its open and spacious living room, kitchen, two bedrooms, house bathroom and storage cellar.

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The property enjoys peaceful surroundings whilst remaining well connected to the local area. The M62 motorway is only a 10-minute drive, providing quick links to the major cities of Leeds, Bradford and Manchester. Brighouse town centre is just a quick 5 minutes' drive providing access to its fantastic shops and services. Brighouse train station offers excellent rail links to the surrounding area including the Grand Central train service. The property lies within easy walking distance of good primary and secondary schools.

Owing to the fantastic potential on offer with this property, including the beautiful outlook, internal potential and private parking, all with the added advantage of NO CHAIN, an appointment to view is essential in order to fully appreciate everything on offer.

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

### **PORCH**

At the front of the property a porch offers a barrier from the external aspect to the internal. The large amount of uPVC double glazed windows offers ample natural light, with carpeted floor and central light fitting.

From the porch a wooden door opens into the

### **LIVING ROOM**



An open and spacious living room that offers plenty of space for a three piece suite along with additional living room furniture. An electric fire, on a granite hearth and with wooden mantelpiece, offers a charming feature for the whole room. With a carpeted floor, central light fitting, cornice to ceiling, double radiator and

television access point.



To the side of the living room a large opening leads into the

### **KITCHEN**





A charming and spacious galley style kitchen, featuring laminated work surfaces to two sides of the room, all with over or under counter cupboards and drawers. With a cooker unit, vinyl floor, tiled splashbacks, uPVC double glazed window to the front elevation, plumbing for a washing machine, two central light fittings, double radiator and a stainless steel sink with stainless steel mixer tap.

From the rear of the living room a wooden door opens onto carpeted stairs that lead up to the

### LANDING

With a carpeted floor and central light fitting.

From the landing a wooden door opens into

### BEDROOM 1



A generous double bedroom that benefits from a fitted bulk head cupboard offering a large amount of storage space. A uPVC double glazed window, to the front elevation, offers a fantastic view overlooking the fields beyond. With a carpeted floor, central light fitting, double radiator and a cornice to ceiling.

### BEDROOM 2



A large and long second bedroom that could accommodate a double bed. With a carpeted floor, central light fitting uPVC double glazed window to the front elevation and single radiator.

### BATHROOM



A well laid out house bathroom that makes

excellent use of the space on offer. With a panel bath, cupboard storage space, over bath shower, pedestal washbasin, low flush toilet, single radiator, tiled walls, central light fitting, vinyl floor, cornice to ceiling and a frosted uPVC double glazed window to the front elevation.



From the kitchen a wooden door opens onto stone steps leading down to the

#### **CELLAR**

An ideal storage space featuring two central light fittings, power outlets and a stone storage shelf.

#### **GARDEN**



At the front of the property is a charming

flowerbed garden, bordered by stone wall and with a patio seating space. The front garden offers a charming frontage to the property that naturally enhances the kerb appeal and offers the ideal place to sit back and relax whilst enjoying the views.

#### **PARKING**



To the front of the property is a parking layby that offers up to two car parking spaces.



#### **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.



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## LOCATION

What3words: ///haven.rush.zeal

Google Plus Code: P6G7+4QQ Halifax

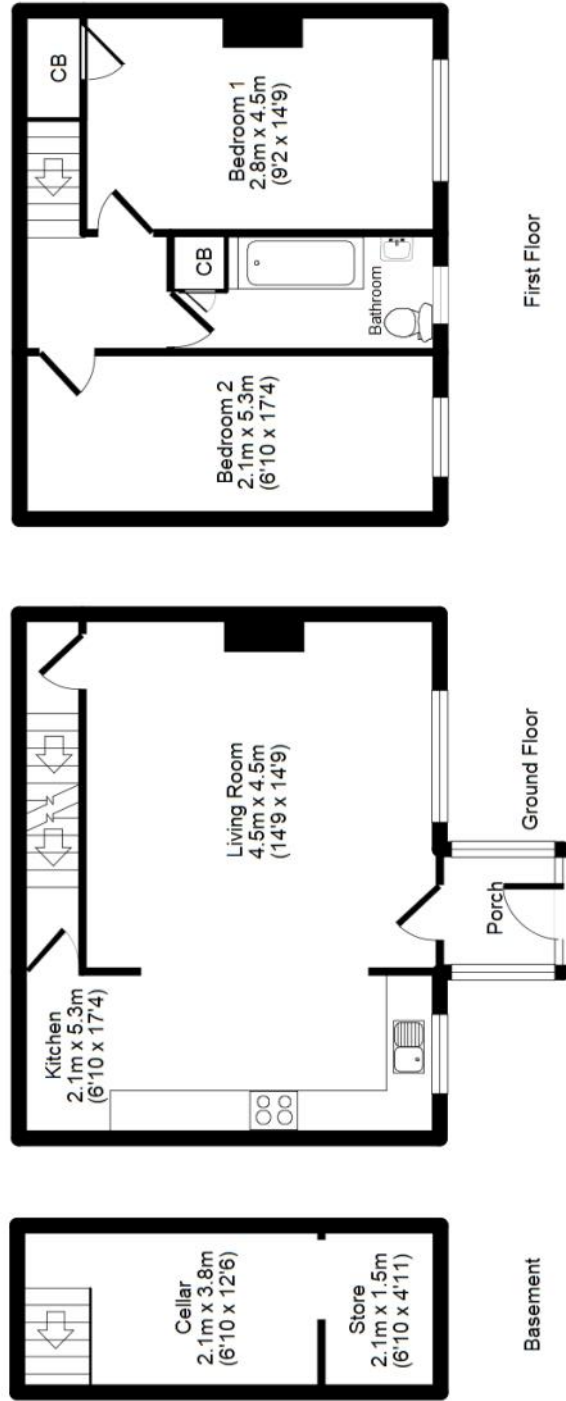
For sat nav users the postcode is: HX3 8UA



## MORTGAGE ADVICE

We have an associated independent mortgage and

## 22 Ripley Street, Lightcliffe, HX3 8UA



APPROX GROSS INTERNAL FLOOR AREA: 82 sq. m / 887 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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