

MARSH & MARSH PROPERTIES

2 Emscote Grove, Halifax, HX1 3AP

£129,950



The perfect home for any first time buyer, property investor or professional person looking for something close to Halifax town centre. The property is offered in a well presented condition and will impress and delight from the moment you arrive. Situated on a quiet residential street, the property features low-maintenance patio gardens to the front and rear, with ample on street parking to the front elevation.

Being presented with a modern and stylish décor throughout therefore presents the opportunity that any prospective buyer can take immediate possession with little work required. The cellar offers a unique opportunity to be converted into a large usable room. With a generous living room, well presented kitchen area, two good sized bedrooms and a house bathroom.

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

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Not only does this property offer direct access into Halifax town centre, but also provides excellent connections with the M62 motorway just 15 minutes' drive away providing quick access to Leeds, Manchester and Bradford. Also nearby is the Halifax train station which has cross Pennine connections and access to the Grand Central train service to London. The house also benefits from being within the catchment areas of outstanding primary and secondary schools, both within walking distance.

Owing to the well-presented nature of this property, with its convenient location, front and rear gardens and fantastic potential, all with the added advantage of NO CHAIN, an appointment to view is essential.

From the front of the property a wooden door, with transom window, opens into the

HALLWAY

An ideal reception into the property with a wood laminate floor, single radiator, central light fitting and original arch.

From the hallway a wooden door opens into the

LIVING ROOM



A spacious and well-presented living room, with a neutral and bright décor, that is bathed in natural light owing to the double glazed window to the front elevation. An open fireplace, with stone hearth and stone mantelpiece, creates an ideal central feature for the whole room, currently housing the television. With a carpeted floor, wall mounted light fitting, double radiator, central light fitting and television access point.



To the rear of the living room is the

KITCHEN AREA



A well laid out kitchen that features an "L" shaped

set of laminated work surfaces, all with over and under counter cupboards, offering ample work space. A feature solid wooden work surface extends to the centre of the room creating a breakfast bar that also creates a defined area between the living areas. A solid wooden door opens out to the rear elevation providing access to the garden. With a cooker unit, tiled splashbacks, integrated fridge/freezer, vinyl tile floor, double radiator, central light fitting, double glazed window to the rear elevation and a stainless-steel sink with stainless steel mixer tap.



From the hallway carpeted stairs lead up to the

LANDING

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

From the landing wooden doors open into the

BEDROOM 1



A generous master bedroom that offers more than ample space for a double bed along with additional bedroom furniture. With a carpeted floor, double radiator, central light fitting and a double glazed window to the front elevation.



BEDROOM 2



Another good-sized bedroom, ideal for a work from home office or child's bedroom. With a

carpeted floor, double radiator, central light fitting and a double glazed window to the rear elevation.



BATHROOM



A well-presented and neutral suite that makes excellent use of the space on offer to create a highly functional bathroom. With a panel bath, over bath shower, low flush toilet, pedestal washbasin, tiled splashbacks, double radiator, tiled floor, central diffusing style light fitting, wall mounted cabinets and frosted double glazed window to the rear elevation.

From the kitchen a wooden door opens onto stone stairs that lead down to the

CELLAR



A large and spacious cellar that is ideal for renovation and development into a usable space. The cellar currently features laminated work surfaces to one side creating an ideal work area. With a laminate floor, window to the front elevation, central light fittings and a uPVC double glazed door that opens to the front elevation with stone steps leading up to the front garden.



GARDENS

To the front of the property is a stone wall enclosed flagged patio offering a space to sit and relax and enhancing the property's kerb appeal.

To the rear is a second, private, patio garden.

Fully enclosed and gated with access to a pathway leading around the rear of the houses.



PARKING

To the front of the property is ample on street parking.



GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of double glazing and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: [///mess.tiny.glow](https://www.what3words.com/#!/mess.tiny.glow)

Google Plus Code: P48F+6QW Halifax

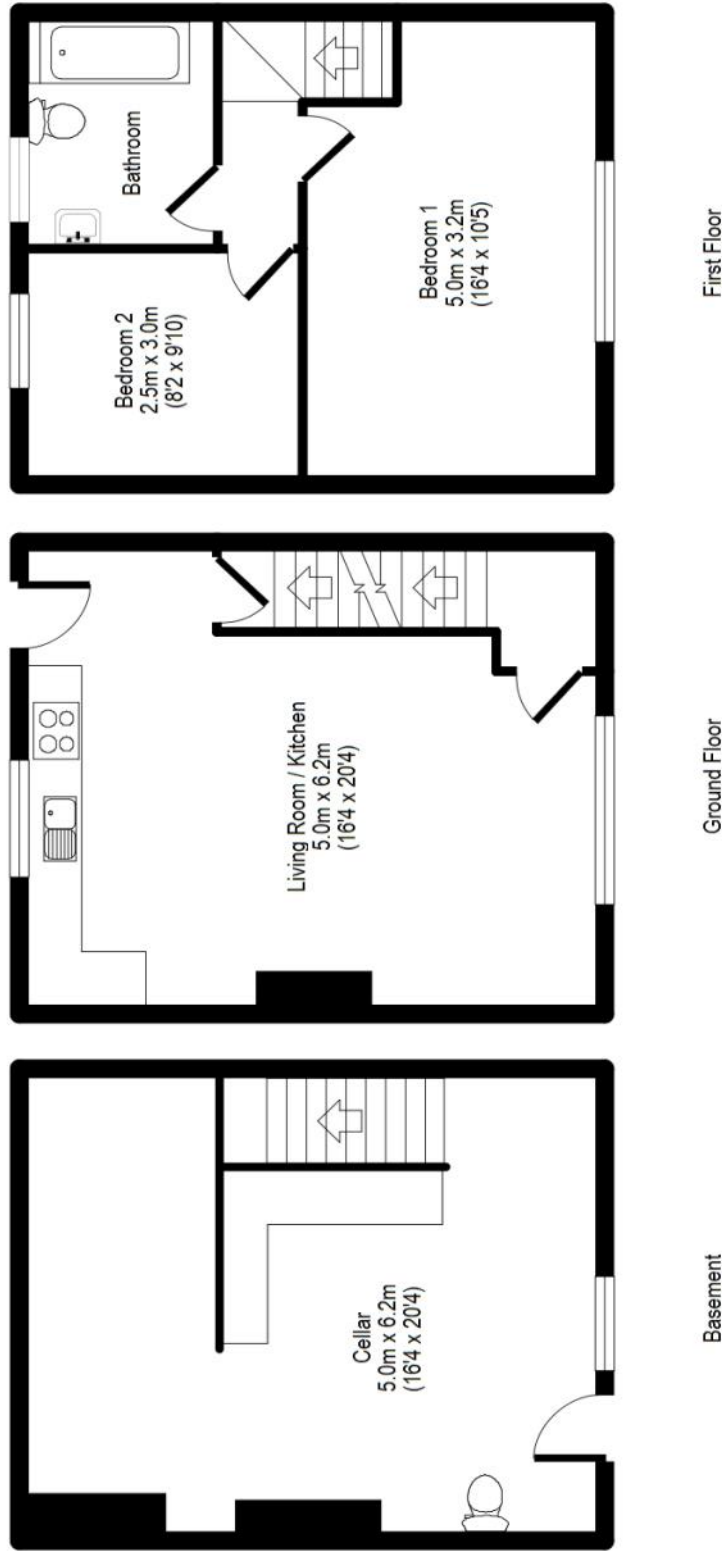
For sat nav users the postcode is: HX1 3AP

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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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.

(c) Marsh and Marsh Properties

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