

# MARSH & MARSH PROPERTIES

*7 Greenland Avenue, Queensbury, BD13 2AY*

*£225,000*



Situated on a quiet residential street, in a sought after location in Queensbury, is this beautifully presented, end-terrace, property. This three bedroomed house is ideal for a first time buyer, growing family or any professional couple looking for that special something. The property is offered with ample driveway space for 3+ cars, with an additional parking space to the rear of the drive in the single garage. The front lawned garden certainly enhances the kerb appeal of the property and creates a welcoming and inviting reception. To the rear of the property is a spacious patio seating area with lower tier lawned area, ideal for children and pets.

Internally this property is immaculately presented throughout, with a modern style and décor that means you could take possession with little to no work required. The house is light and bright and offers a welcoming feel from the moment you step inside that certainly needs to be seen to be fully appreciated. With a comfortable and inviting living room, spacious and highly functional dining kitchen, three good sized bedrooms (two with ample space for double beds and one used for a work from home office), house bathroom and boarded storage loft.

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

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Ideally positioned and within easy access to all main roads, routes and services in the local area. Halifax town centre is just a short 10 minute drive, providing quick access to the train station with its outstanding local connections and access to the Grand Central train service. The property is also a quick 2 minute drive from the centre of Queensbury and benefits from being within the catchment areas of good primary and outstanding secondary schools, both within walking distance.

Owing to the fantastic property on offer, an internal inspection is certainly essential in order to fully appreciate this charming home.

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

### **PORCH**

A welcome addition to the front of the property presenting a barrier from the external aspect to the internal, as well as a place to store coats and shoes. With a tiled floor, uPVC double glazed surrounding windows and wall mounted light fittings.

From the porch a uPVC double glazed door opens into the

### **HALLWAY**



A beautifully presented, light and bright, entrance hallway that provides access throughout the ground floor. With a carpeted floor, uPVC double glazed window into the porch, ceiling inset spotlights and double radiator.

From the hallway wooden doors open into the

### **LIVING ROOM**

A light, bright and stylish living room that is

offered with a modern décor and is certainly in keeping with the rest of the property. The room is bathed in natural light owing to the large bay window, to the front elevation, that complements the wall mounted light fittings and central light fitting. A wood burning stove, on a stone hearth and with feature wooden mantelpiece, offers the perfect central feature for the room. With its carpeted floor, double radiator, cornice to ceiling and television access point.



### **DINING KITCHEN**

An impressive and open plan dining kitchen that offers ample space to one side for a large family dining table. The room has access to the rear and side elevations via a uPVC double glazed door and



uPVC double glazed set of French doors. There is a "U" shaped set of laminated work surfaces, with over and under counter cupboards and drawers, offering plenty of work and storage space. There is also an under stairs pantry storage area. With an integrated hob, stainless steel extractor unit, double oven, plumbing for a washing machine, space for a fridge/freezer, omni-directional ceiling spotlights, ceiling inset spotlights, uPVC double glazed window to the rear elevation, stainless steel 1 ½ sink with stainless steel mixer tap.



From the hallway a carpeted staircase leads up to the

### LANDING

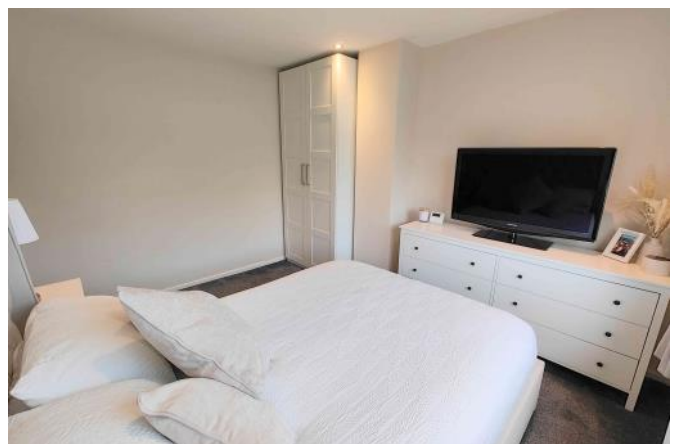
With a carpeted floor, ceiling inset spotlights and a

frosted uPVC double glazed window to the side elevation.



From the landing wooden doors open into

### BEDROOM 1



A large and spacious master bedroom that offers ample space for a king sized bed along with additional bedroom furniture. With a carpeted floor, numerous ceiling inset spotlights, uPVC double glazed window to the front elevation and double radiator.

### BEDROOM 2



Another good sized bedroom, again offering space for a king sized bed along with additional bedroom furniture. With a carpeted floor, ceiling inset spotlights, uPVC double glazed window to the rear elevation and double radiator.

### BEDROOM 3



A spacious third bedroom, perfect for a guest

room, child's bedroom or work from home office space. With a carpeted floor, ceiling inset spotlights, uPVC double glazed window to the front elevation and single radiator.

### BATHROOM



A beautifully presented house bathroom that has been finished to a high standard. Its modern décor and style creates the ideal place to relax. With a panel bath, over bath shower, glass splashguard, floating vanity inset washbasin, close coupled toilet, vinyl floor, tiled walls, frosted uPVC double glazed window to the rear elevation, stainless steel towel radiator, ceiling inset spotlights and an extractor fan.

### GARDENS





At the front of the property is a well-maintained and landscaped garden that offers the perfect first impression and greatly enhances the kerb appeal of the property. A raised artificial lawn is bordered by wooden fence and stone wall, that borders the driveway, to the side of the property.



To the rear of the house is a charming patio garden, ideal for sitting back and relaxing or having a barbeque. The garden is gated to the front elevation and bordered by wooden fence to all sides to create the ideal place for children and pets to play. To the end of the patio is a lower-tier lawned area.

## **PARKING & GARAGE**

To the side of the property is a long tarmac driveway that offers space for three cars. To the rear of the driveway is a single garage offering additional secure parking space or additional storage.

## **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.

## **LOCATION**

What3words: [///monday.fluid.cards](https://www.what3words.com/monday.fluid.cards)

Google Plus Code: Q572+H8F Bradford

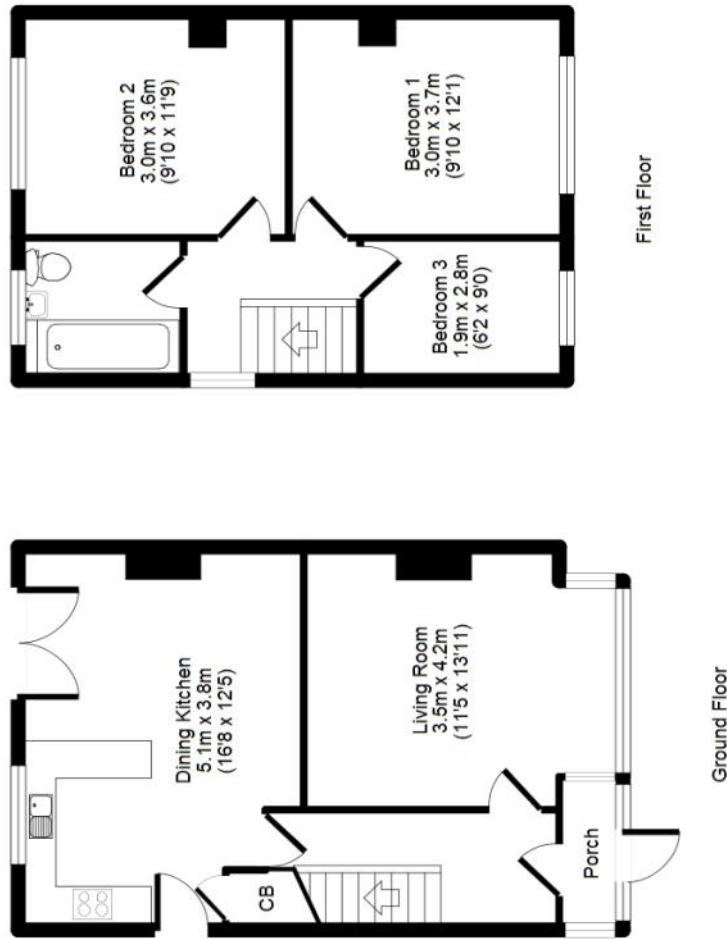
For sat nav users the postcode is: BD13 2AY

## **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.

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.

## 7 Greenland Avenue, Queensbury, BD13 2AY



APPROX GROSS INTERNAL FLOOR AREA: 76 sq. m / 822 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. 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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