

# MARSH & MARSH PROPERTIES

258 Warley Road, Halifax, HX2 0BE

£175,000



This well-presented, three bedroomed, semi-detached, property is situated on a charming road on the outskirts of Halifax town centre, close to West View Park and Windle Royd Woods. The house is offered with the added advantage of NO CHAIN. The property is situated in a sought after location and offers a whole host of features that will appeal to a growing family, professional couple or someone looking for that special home. The property benefits from low-maintenance gardens, to the front elevation, which provides an ideal place to sit out and relax and enhances the kerb appeal. To the rear of the property is a charming lawned and patio garden that borders the garage and is bordered to two sides by wooden fence. The house also features a shared driveway that leads to a single garage to the rear offering ample parking space for three cars.

Internally the property offers a generous amount of space throughout and with some redecoration will create a fantastic new home for anyone. With its inviting living room, spacious dining room, highly functional kitchen, three bedrooms (two with ample space for double beds), house bathroom, separate WC and a storage cellar.

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

Tel: 01422 648 400

[info@marshandmarsh.co.uk](mailto:info@marshandmarsh.co.uk)

[www.marshandmarsh.co.uk](http://www.marshandmarsh.co.uk)

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 whole host of features on offer, its well-connected location and well-presented external aspect, all with the added benefit of NO CHAIN, an inspection is essential in order to fully appreciate everything on offer.

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

### HALLWAY



A warm and welcoming entrance hallway that offers the ideal first impression upon stepping inside the property. With a wood laminate floor, arched uPVC double glazed windows to the front elevation, double radiator and cornice to ceiling. The hallway also features a second uPVC double glazed door to the side elevation, opening onto the driveway.

From the hallway wooden doors open into the

### LIVING ROOM

A spacious living room that creates the ideal family communal area that is bathed in natural light owing to the uPVC double glazed bay windows to the front elevation. A gas fireplace, with a marble hearth, tiled back and marble

mantelpiece, creates the ideal central feature for the whole room. With a carpeted floor, central light fitting, single radiator, cornice to ceiling and television access point.



### DINING ROOM





flooring, tiled splashbacks, plumbing for a washing machine, uPVC double glazed window to the rear elevation, integrated fridge/freezer, central light fitting and a stainless steel sink with stainless steel mixer tap.

From the hallway carpeted stairs lead up to the

### LANDING



With a wood laminate floor, uPVC double glazed window to the side elevation, central light fitting and loft access hatch.

From the landing wooden doors open into



Another spacious family communal space, offering ample room for a large family dining table along with additional furniture. This room is also bathed in natural light owing to the uPVC double glazed window to the rear elevation. With a carpeted floor, cornice to ceiling, central light fitting, alcove inset feature shelving and single radiator.

From the hallway a sliding door leads into the

### KITCHEN



A well-presented kitchen that is well laid out to create a highly functional work space. The kitchen features laminated work surfaces, with over and under counter cupboards and drawers to three sides, integrated hob, integrated oven, tiled

### BEDROOM 1





A large master bedroom that offers plenty of space for a double bed. In an alcove is a set of fitted wardrobes offering a fantastic amount of storage space. The master bedroom benefits from a set of uPVC double glazed bay windows, to the front elevation, that provides ample natural light. With a single radiator, central light fitting and carpeted floor.

### **BEDROOM 2**



Another good sized double bedroom again offering space for a double bed. This room also offers plenty of storage space owing to the wall length set of fitted wardrobes to one side. With a wood laminate floor, central light fitting, uPVC double glazed window to the rear elevation and

single radiator.



### **BEDROOM 3**



The ideal child's bedroom, guest room or work from home office. With a carpeted floor, central light fitting and uPVC double glazed window to the front elevation.

### **BATHROOM**



A well-presented house bathroom with a panel bath, over bath electric shower, splashguard, pedestal washbasin, tiled floor, tiled walls, airing cupboard, central light fitting, stainless steel towel radiator and uPVC double glazed window to the rear elevation.

### WC

With a tiled floor, close coupled toilet, frosted uPVC double glazed window to the side elevation and central light fitting.

From the hallway a double set of doors opens onto stone stairs that leads down to the

### CELLAR

A storage cellar that offers plenty of additional storage space for the property. With a stone floor, central light fitting and window to the side elevation.

### GARDENS



To the front of the property is a beautifully presented lawned garden with flowerbed trim and patio area to the rear. The front garden has a front boarder wall that when twinned with the garden presents an ideal kerb appeal for the property.



To the rear of the property is a lawned and patio garden, ideal to sit back and relax. The rear garden is enclosed to three sides and borders the garage to rear of the driveway.



### PARKING



To the rear of the shared driveway is a single garage offering a secure parking space.

### 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: ///pace.animal.cone

Google Plus Code: P4C3+VGP Halifax

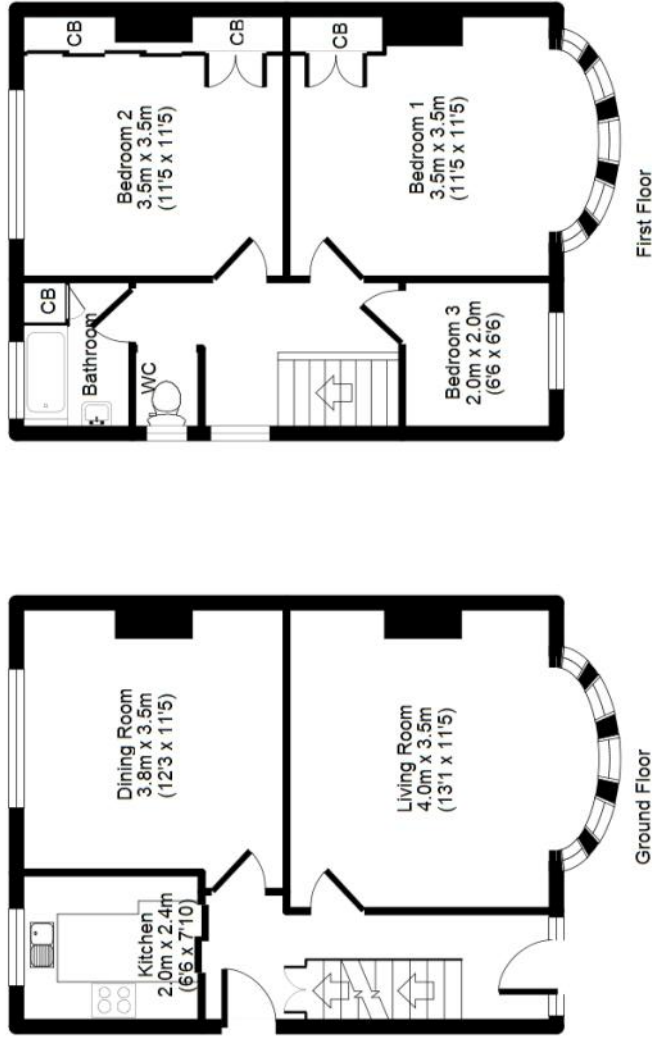
For sat nav users the postcode is: HX2 0BE

### **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.

**258 Warley Road, Halifax, HX2 0BE**



APPROX GROSS INTERNAL FLOOR AREA: 80 sq. m / 859 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.  
 (c) Marsh & Marsh Properties