

# MARSH & MARSH PROPERTIES

*57 Range Bank Top, Halifax, HX3 6JW*

*£155,000*



Situated in a lofty position overlooking the Calder Valley and over Halifax town centre, affording charming far reaching views, is this quality fully renovated, two bedroomed terraced property. Having undergone a renovation both externally and internally this offer the perfect property for any first time buyer looking for a ready to move in home. The house is also offered with the fantastic added advantage of being with NO CHAIN. To the front of the property is a concrete driveway offering private off-road parking. To the rear of the property is a beautifully presented, multi-tier, south-west facing garden, creating the ideal place to sit back and relax whilst enjoying the view.

Internally the property will continue to impress, being a very light and bright owing to the numerous large windows throughout and having a modern and neutral décor to enhance the light. From the moment you step inside you can see the love, care and attention that has been taken when renovating this property. With its light and bright living room (overlooking the far reaching views), beautifully presented and high quality kitchen, two bedrooms (one with fitted wardrobe cupboard) and a stylish house bathroom. The perfect home for a single person, young couple or small family looking for that “special something”.

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

*Tel: 01422 648 400*

*info@marshandmarsh.co.uk*

*www.marshandmarsh.co.uk*

The property is situated just on the outskirts of Halifax town centre presenting excellent transport links. Halifax train station provides excellent train connections to the local area including access to the Grand Central train service. The M62 is just a short 15 minute drive away providing easy access to the major cities of Leeds, Manchester and Bradford. It is also situated within easy access to the outstanding grammar schools and good primary schools in the local area.

Owing to the immaculately presented and newly renovated nature of this charming property, an appointment to view is essential.

From the front of the property steps lead down to a composite door, with transom window, which opens into the

### KITCHEN



A stylish and modern kitchen that is offered with a modern and neutral décor that creates the perfect first impression from the moment you step inside the property. The kitchen has laminated work surfaces to three walls, all with under or over cupboards offering plenty of storage and work space. An under stairs cupboard offers a large

amount of additional storage space or an ideal pantry. The kitchen has plenty of space to one side for a small dining table. With an integrated hob, modern style extractor hood, integrated oven, plumbing for a washing machine, space for a fridge/freezer, two uPVC double glazed windows to the rear elevation, omni-directional ceiling spotlights, wood laminate floor, tiled splashbacks, double radiator and a inset sink with stainless steel mixer tap.



From the kitchen a wooden door opens into the

### LIVING ROOM



A beautifully light and bright living room that, owing to the two uPVC double glazed windows to

the rear south facing elevation, is bathed in natural light. A central gas fire, sat on a granite hearth and with granite mantelpiece, creates a charming central feature for the whole room. There is plenty of space for a three piece suite along with additional furniture. With a carpeted floor, central light fitting and double radiator.



From the living room a wooden door opens into the

#### **HALLWAY**

A short hallway that offers access to the rear elevation via its composite door. With a carpeted floor and central light fitting.

From the hallway carpeted stairs lead up to the

#### **LANDING**

With a carpeted floor and central light fitting.

From the landing wooden doors open into

#### **BEDROOM 1**



A generous master bedroom offering ample space for a double bed along with additional furniture. This room also benefits from a large cupboard wardrobe to one side that can be utilised as a

“walk-in-wardrobe” with further storage in a second cupboard to the rear. The room also benefits from an outstanding rear view from its uPVC double glazed window. With a carpeted floor, double radiator and central light fitting.



#### **BEDROOM 2**



A well-presented second bedroom that has a feature wall to one side. The perfect space for a guest room, child’s bedroom or work from home office. With a carpeted floor, double radiator, central light fitting and uPVC double glazed window to the front elevation.

#### **BATHROOM**

A neatly laid out house bathroom that makes

excellent use of the space on offer to create a highly functional space. With a panel bath, over bath shower, pedestal washbasin, close coupled toilet, vinyl floor, tiled walls, central light fitting, frosted uPVC double glazed window to the front elevation and extractor fan.



the property, ideal to sit back and relax. On the top tier is a lawned section with flowerbed frontage. The second tier is another lawned garden. The third tier is an artificial lawn. The lower tier consists of three storage sheds. The perfect garden to sit out and relax whilst enjoying the sun and the views, ideal for a barbeque.



## GARDENS



To the front elevation, at the rear of the driveway, is a lower-tier flower bed garden, a charming reception to the property creating a welcome reception as you approach the front door.



To the rear of the property is the multi-tier, south-west facing garden featuring a patio to the edge of



## **PARKING**



To the front of the property is private driveway parking for a car.

## **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: [///ideal.verse.occupy](https://www.what3words.com/ideal.verse.occupy)

Google Plus Code: P4MR+758 Halifax

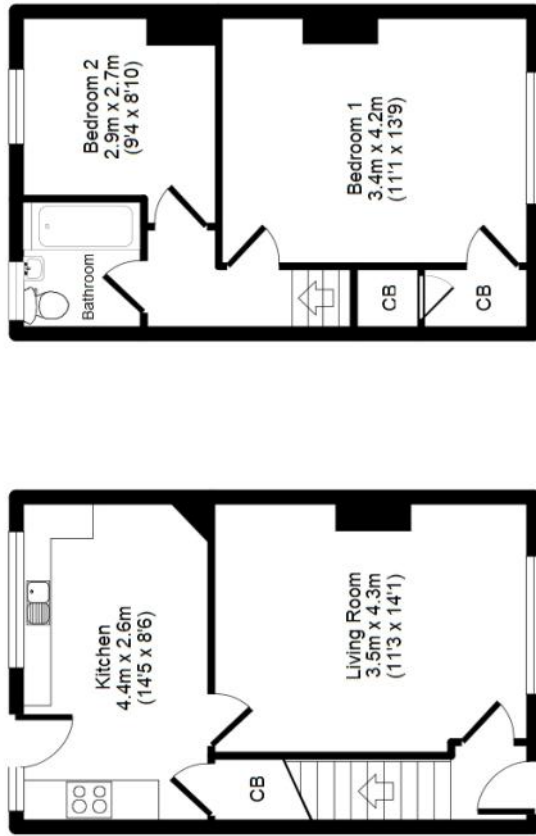
For sat nav users the postcode is: HX3 6JW

## **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.

## 57 Range Bank Top, Halifax, HX3 6JW



Ground Floor

First Floor

50 sq. m / 545 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