

MARSH & MARSH PROPERTIES

10 Fairfax Crescent, Southowram, HX3 9SQ

£125,000



Situated in the village of Southowram is this two bedroomed semi-detached property. The ideal property for an investor, first time buyer or anyone looking for something with a fantastic renovation potential. The house is also offered with the added advantage of NO CHAIN. The property features driveway parking to the front elevation that could be increased if some of the front garden is utilised. The front gardens do create a charming frontage to the property that certainly enhances the kerb appeal. To the rear of the house are the surprisingly large and long lawned gardens offering an ideal space for any growing family. From the moment you arrive you will immediately notice the fantastic potential on offer.

Internally, as can be seen in the photos, the property does require internal renovation, therefore, creating the perfect opportunity for you to create something special. The house could be re-configured to make excellent use of the space on offer. With a large kitchen, spacious living room, ground floor bathroom, two double bedrooms, first floor bathroom and a surprisingly large landing area. With a keen eye and planning this property has a cornucopia of opportunities.

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

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The house being situated in Southowram, benefits from being in a very well connected position, with easy access of both Halifax and Brighouse. Their respective train stations both offer access to the grand central train line as well as quick access to the M62, granting easy links to Leeds, Manchester and Bradford. The property is also within easy access of good local schools. With its close shops services and amenities the property benefits from being within easy reach of everything.

Owing to the fantastic potential with this property, its large rear garden and being offered with the added advantage of being NO CHAIN, an appointment to view is essential.

From the side of the property a composite door opens into the

HALLWAY

A spacious entrance hallway that creates the ideal first impression from the moment you step inside. With a wooden floor, central light fitting and uPVC double glazed window.

From the hallway wooden doors open into the

LIVING ROOM



A rather light and bright living room owing to the two uPVC double glazed windows to the front elevation that bathe this room in natural light, in addition to the central light fitting. An under stairs cupboard offers additional storage space to one side. A gas fireplace, sat on a granite hearth and with wooden mantelpiece, creates the ideal central feature for the whole room. With two double radiators, carpeted floor and a television access point.



KITCHEN



A spacious kitchen that features laminated work surfaces in an "L" shape to one corner of the room with a second straight set into an alcove. The kitchen offers access to the rear elevation via a composite door. The kitchen offers space for a dining table to one side of the room. With a integrated oven, integrated hob, uPVC double glazed window to the rear elevation, tiled splashbacks, vinyl floor, omni-directional ceiling spotlights, space for a fridge/freezer and a stainless steel sink with stainless steel mixer tap.

GROUND FLOOR BATHROOM

A part installed ground floor bathroom that

features a panelled bath, pedestal washbasin, tiled floor, tiled splashbacks, central light fitting and a uPVC double glazed window to the rear elevation.



From the hallway carpeted stairs lead up to the

LANDING



A very open and spacious landing area that features a central light fitting, uPVC double glazed window to the front elevation and carpeted floor.

From the landing wooden doors open into

BEDROOM 1



A spacious room that can accommodate a double bed along with additional furniture. With a

carpeted floor, central light fitting and a uPVC double glazed window to the front elevation.

BEDROOM 2



Another spacious room that can again accommodate a double bed. With a carpeted floor, double radiator, central light fitting and uPVC double glazed window to the rear elevation.

BATHROOM



A large bathroom space that has not been fully installed but can accommodate a panel bath, pedestal washbasin and toilet. With a wooden floor, central light fitting and frosted uPVC double glazed window to the rear elevation.

WC



A separate WC offers further facilities for the property. With a close coupled toilet, central light fitting and uPVC double glazed window to the side elevation.

GARDENS



To the front of the property are the lawned gardens, fully enclosed by hedge that creates a welcoming and charming kerb appeal to the property. A front gate leads to a flagged pathway leading down the side of the property.

To the immediate rear of the property is a patio seating area that also features a storage shed. An ideal place to sit out and have a barbeque. To the

rear of the patio (at an angle) is a large and long lawned garden. Bordered by wooden fence and hedge and featuring a tree at the far end, this garden is ideal for children and pets to play.



PARKING



To the side of the front garden is a private driveway that offers parking for two cars.

GENERAL

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

TO VIEW

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

LOCATION

What3words: ///exam.abode.rather

Google Plus Code: P579+8VR Halifax

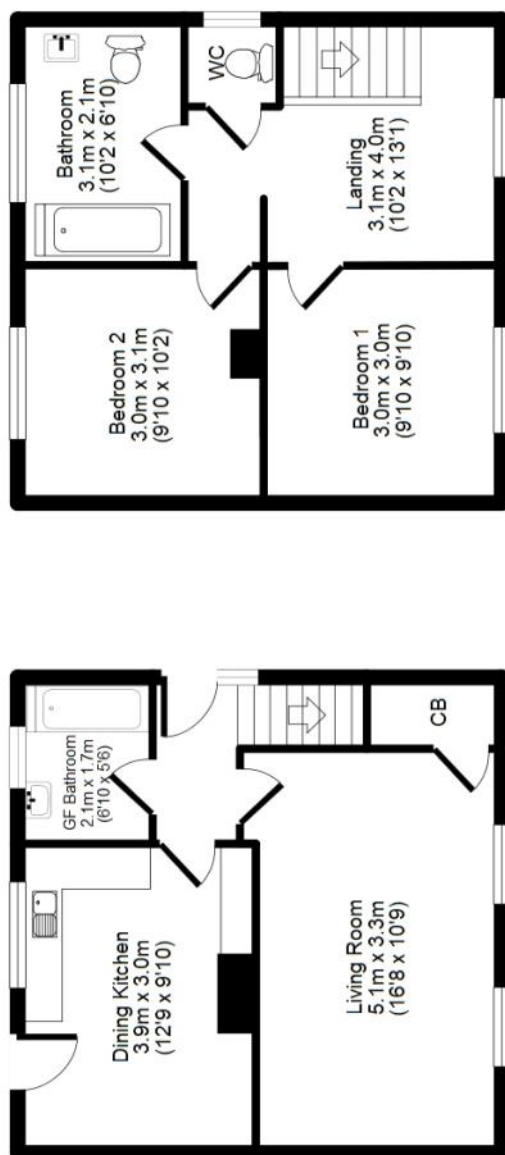
For sat nav users the postcode is: HX3 9SQ

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.

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APPROX GROSS INTERNAL FLOOR AREA: 74 sq. m / 794 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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