

MARSH & MARSH PROPERTIES

Range Bank, Boothtown, Halifax, HX3 6JZ

£250,000



****ATTENTION ALL FIRST TIME BUYERS, PROFESSIONAL COUPLES OR YOUNG/GROWING FAMILIES**** A rare opportunity to acquire one of three identical THREE DOUBLE BEDROOM townhouses named Boothwood house, East View, or Foxwood Lodge, all finished to a high standard and spec. These stylish homes are located just minutes from Halifax town centre, with highly regarded local schools and a range of amenities nearby, making them ideal for families and commuters alike. Each home features a contemporary open-plan layout on the ground floor and quality fixtures throughout. In brief, the ground floor comprises an entrance hall, a spacious open-plan dining kitchen and lounge, and a convenient cloakroom. To the first floor, you will find a landing, two well-proportioned double bedrooms, and a modern house bathroom. The second floor is dedicated to the master suite, complete with its own en-suite shower room. Externally, each property features a rear garden with a lawn and flagged path as well as a private driveway. The end townhouses also benefit from additional side gardens and space on their driveways for multiple vehicles. An internal inspection is strongly advised to appreciate what these exceptional homes have to offer.

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

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ENTRANCE HALL

A composite front door leads into the entrance hall, which includes a radiator and provides access to both the open-plan living space and the first floor.

DINING KITCHEN 4.2 x 8.3m (13'7 x 27'2)



This stylish dining kitchen is open-plan with the lounge and features modern, fitted wall and base units, with a one-and-a-half bowl sink and a brushed chrome mixer tap. Integrated appliances include a dishwasher, integral washing machine and fridge freezer, along with a built-in double oven, hob, and extractor fan. The combination boiler is neatly housed within a cupboard. Finishing touches include wood effect flooring, a

radiator, spotlights, and a UPVC window.



LIVING ROOM



Open plan with the kitchen, the lounge is a bright

and inviting space with a radiator and bi-folding doors that open out to the rear garden.

CLOAKROOM



The ground floor cloakroom comprises a low flush toilet and a vanity unit with splashback tiles. Additional features include a radiator, extractor fan, ceiling spotlight, and wood effect laminate flooring.

LANDING



The first-floor landing includes a useful storage cupboard and a radiator, as well as providing access to two double bedrooms and the house bathroom.

BEDROOM TWO 4.2 x 3.0m (13'7 x 10'0)



A spacious double bedroom with a radiator and a UPVC window offering woodland views.

BEDROOM THREE 4.2 x 3.0m (13'7 x 9'8)



Another generously sized double bedroom, also featuring a radiator and a UPVC window.

BATHROOM



The bathroom is fitted with a modern suite comprising a bathtub with a glass shower screen and rainfall and handheld power shower above, a vanity sink unit, and a low flush toilet. The room also includes partially tiled walls, a chrome towel radiator, wood effect laminate flooring, an extractor fan, and ceiling spotlights.

LANDING

This second-floor landing provides access to the master bedroom.

MASTER BEDROOM 4.2 x 6.5m (13'7 x 21'3)



This large master bedroom features a radiator and a Velux window, creating a bright and comfortable space.

EN-SUITE

The en-suite comprises a tiled shower cubicle with a glass shower screen, rainfall and handheld power shower, a vanity unit with splashback tiles, and a low flush toilet. Completing the room is a chrome towel radiator, wood effect laminate flooring, an extractor fan, ceiling spotlights, and a Velux window.



EXTERNAL



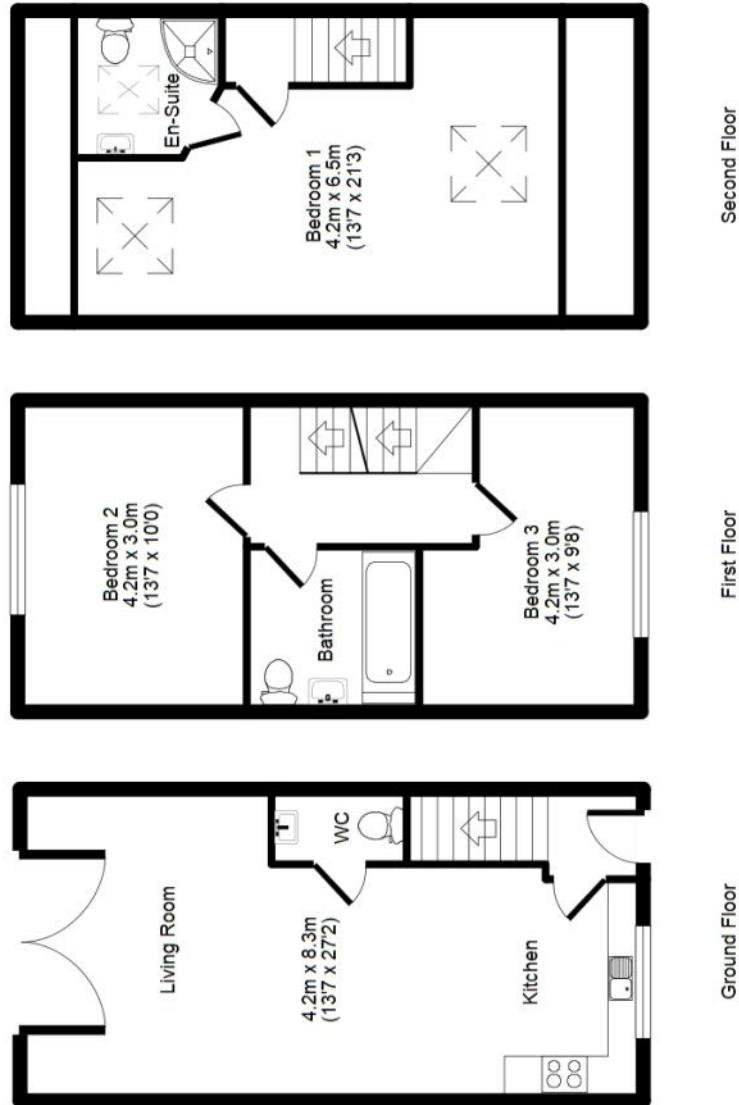
Each property benefits from a private rear garden with a lawn and flagged path, along with a

driveway to the front. The two end plots offer additional side gardens and extended driveway space, with one of the end plots offering potential for a future extension.



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: 103 sq. m / 1111 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.

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