

MARSH & MARSH PROPERTIES

2 South Cliffe, Southowram, HX3 9NP

£129,950



A fantastic opportunity is on offer with this property at 2 South Cliffe in the Southowram village centre, all offered with the added benefit of being with NO CHAIN. A two bed roomed terraced property that benefits from charming far reaching rear outlooks. The perfect property for any first time buyer, property investor or for someone that wants a property that they can put their own stamp onto. The property benefits from a low-maintenance patio garden to the front elevation that enhances the kerb appeal as well as the privacy. To the rear is a spacious patio and lawned garden, fully enclosed, offering the ideal place to sit back and relax. The house offers on street parking to the front elevation.

When you step inside you will immediately notice the fantastic potential on offer with this home. Albeit dated, however, presented in a warm and welcoming condition. With its charming kitchen, well-presented living room, two double bedrooms and a house bathroom.

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

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The property is within a short 5 minute drive of Halifax and Brighouse town centres, providing access to shops and services. Both towns also provide access to well-connected train stations with regular rail services to all surrounding major hubs and access to the Grand Central train service. The property is also just 12 minutes from the M62 motorway providing quick links to the major cities of Leeds, Bradford and Manchester. The property is within walking distance of good primary schools and within a short drive of the outstanding secondary schools.

Owing to the sheer potential on offer with this property, including the far reaching views, private rear garden and a well-connected location, all with the added benefit of being with NO CHAIN, an appointment to view is essential.

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

KITCHEN



A charming kitchen that gives you a welcoming first impression upon stepping inside the property. The kitchen features a large storage pantry to one side as well as a wall length set of cupboard to the

opposite. The kitchen has laminated work surfaces under the uPVC double glazed windows to the front elevation. With a cooker unit, double radiator, plumbing for a washing machine (in the pantry) space for a fridge/freezer, splashback tiling, wood laminate flooring, strip light and a stainless steel sink with stainless steel mixer tap.



From the kitchen a wooden door opens into the

LIVING ROOM



A welcoming living room that you will immediately notice is bathed in natural light owing to the uPVC double glazed bay window to the rear elevation, overlooking the gardens. A gas fireplace, sat on a granite hearth and with wooden mantelpiece,

offers a charming central feature for the whole room. The living room offers ample space for a three piece suite along with additional furniture. With a carpeted floor, central light fitting, double radiator and television access point.



From the living room a wooden door opens into the

HALLWAY

A short hallway that offers access to the rear garden via a uPVC double glazed door. With a carpeted floor, wall mounted coat hooks and central light fitting.

From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, central light fitting and loft access hatch.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom that offers ample space for a king sized bed along with additional bedroom furniture. The room offers plenty of storage space with fitted wardrobes to two opposite sides. With

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



BEDROOM 2



A generous second bedroom that offers space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.

BATHROOM

A neatly laid out house bathroom that features a panel bath, over bath shower, low flush toilet, pedestal washbasin, airing cupboard, central light fitting, vinyl flooring, splashback tiling and a

frosted uPVC double glazed window to the front elevation.



garden is bordered by wooden fence and hedge to all sides.



GARDEN



To the front elevation is a fully enclosed and low-maintenance patio garden that not only enhances the kerb appeal of the property but also increases the privacy. To one side is a stone bin storage area.



To the rear of the property is a charming, well presented garden. To the edge of the property is a patio seating area, ideal to sit back and relax or to have a barbeque. A series of stone steps leads down to a lawned area offering a secure environment for children and pets to play. The





PARKING

To the front of the property there is on-street parking.

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: [///quench.likes.social](#)

Google Plus Code: P584+HW4 Halifax

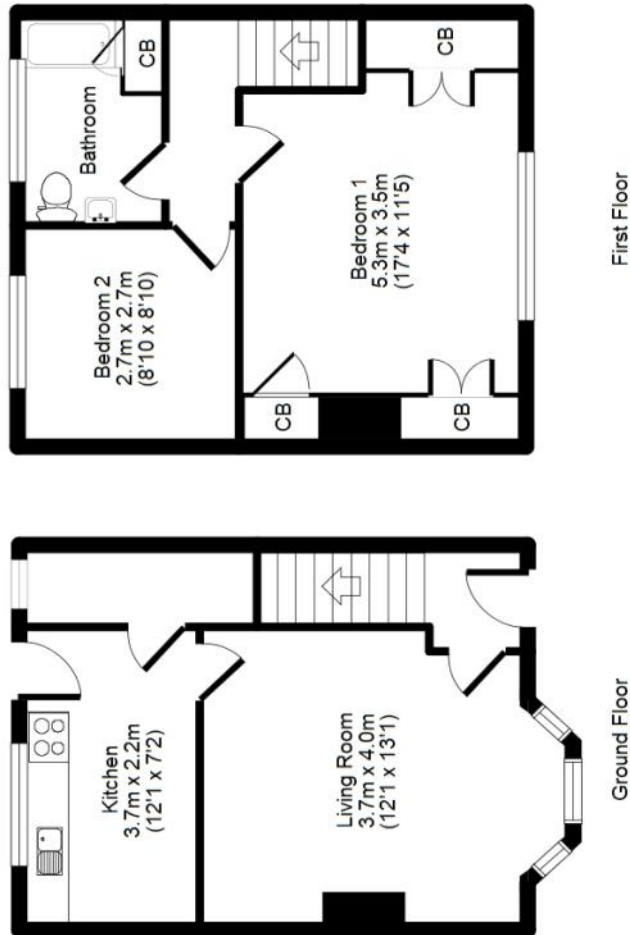
For sat nav users the postcode is: HX3 9NP

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.

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APPROX GROSS INTERNAL FLOOR AREA: 63 sq. m / 676 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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