

# MARSH & MARSH PROPERTIES

34 Glen Terrace, Savile Park, HX1 2YN

£200,000



**\*\*ATTENTION ALL FIRST TIME BUYERS, YOUNG/GROWING FAMILIES OR PROFESSIONAL COUPLES \*\*** A deceptively spacious THREE DOUBLE BEDROOM mid-terraced home, ideally located in a quiet area of Savile Park. Just a 15-minute walk from Halifax town centre and within walking distance of local amenities as well as highly regarded schools. Over recent years, this property has had a refurb to include a new kitchen and a Juliet toilet to the second floor bedrooms. To the ground floor, you are welcomed by an entrance porch leading into a contemporary breakfast kitchen, which provides access to a useful utility basement, and a comfortable lounge. The first floor hosts a generously sized double bedroom and the house bathroom. On the second floor, there are two further double bedrooms and a modern Jack and Jill en-suite. Externally, the property enjoys an enclosed flagged garden and benefits from a single car garage. An internal inspection is strongly advised to fully appreciate what this wonderful home has to offer.

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### ENTRANCE PORCH

A welcoming entrance porch with UPVC door, wood-effect laminate flooring, and UPVC windows. A secure internal door leads through to the breakfast kitchen.

### BREAKFAST KITCHEN 4.1 x 3.9m (13'5 x 12'9)



A spacious and modern fitted kitchen featuring a one and a half bowl sink with brushed chrome mixer tap and splashback tiling. A kitchen island provides seating for four along with built-in storage. The space includes a large Logic cooker with extractor fan, space for a tall fridge freezer, and the combination boiler neatly housed within a cupboard. Wood-effect laminate flooring continues from the porch, complemented by a

modern tall radiator, ceiling spotlights, and a UPVC window. A door provides access to the basement.

### LIVING ROOM 4.1 x 4.0m (13'5 x 13'1)



A tastefully decorated lounge with a gas fire, decorative coving, and a traditional radiator. A rear door leads outside, and a large UPVC window helps to fill the room with natural light.

### UTILITY BASEMENT 3.6 x 3.3m (11'9 x 10'11)

A practical and well-equipped utility basement with fitted cabinets, a sink with chrome mixer tap, washing machine and dryer. Additional features include power, lighting, and a useful storage cupboard.



### FIRST FLOOR LANDING

With a radiator and UPVC window, this landing gives access to the main bedroom and house bathroom.

### BEDROOM ONE 4.0 x 4.0m (13'1 x 13'1)



A generously proportioned double bedroom with a charming feature fireplace, radiator, and large UPVC window.

### BATHROOM 2.4 x 3.9m (7'10 x 12'9)

A stunning four-piece house bathroom comprising a freestanding bathtub with handheld power shower, a large walk-in tiled shower cubicle with rainfall shower, a stylish hand wash basin set on a

solid oak plinth, and a low flush toilet. Finished with a tiled floor, chrome towel radiator, standard radiator, ceiling spotlights, extractor fan, and a UPVC window.



### SECOND FLOOR LANDING

Stairs rise to a second-floor landing with radiator, providing access to two further double bedrooms.

### BEDROOM TWO 3.8 x 3.9m (12'5 x 12'9)

A double bedroom with decorative wall panelling, built-in storage cupboard, radiator, and large UPVC window.





**BEDROOM THREE 3.8 x 4.0m (12'5 x 13'1)**



A well-sized double bedroom with ceiling spotlights and a large UPVC window.



**JACK & JILL EN-SUITE**



Only recently fitted, this is shared between bedrooms two and three. This modern en-suite includes a low flush toilet, wash basin, chrome towel radiator, inset shelving, and a wall-mounted mirror with lighting and demist function. Finished with ceiling spotlights for a contemporary feel. There is also enough space to install a shower cubicle should anyone desire.

#### **EXTERNAL**

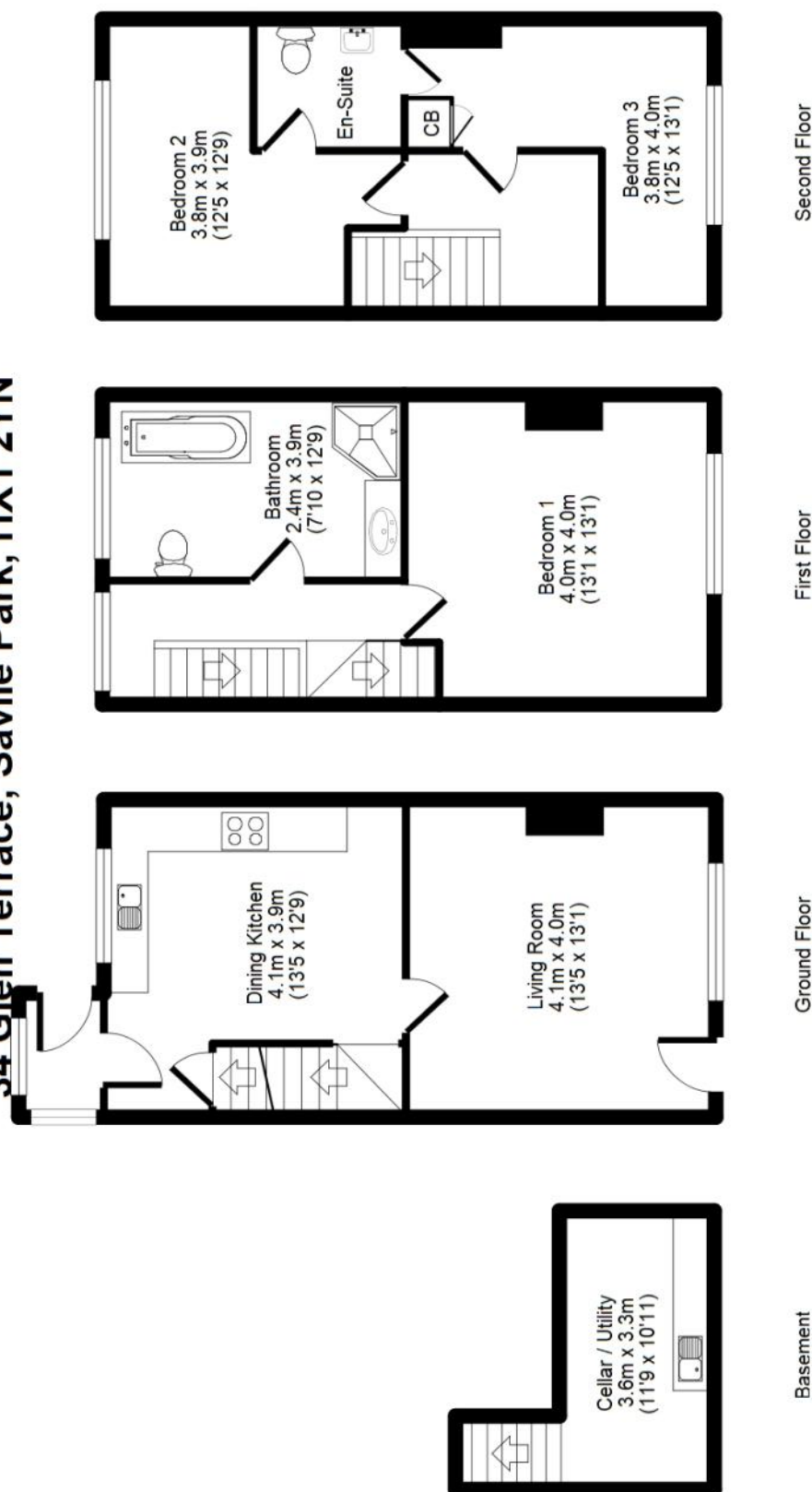
To the front of the property is an enclosed flagged garden with an outdoor tap. To the rear, a single-car garage with an up-and-over door provides private parking or additional storage.

#### **GARAGE**

Single-car garage with up-and-over door.

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: 104 sq. m / 1121 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.

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