

# MARSH & MARSH PROPERTIES

18 Albany Street, Halifax, HX3 9JE

£125,000



**\*\*ATTENTION ALL FIRST TIME BUYERS, YOUNG FAMILIES OR INVESTORS\*\*** A TWO DOUBLE BEDROOM mid-terrace property situated in a quiet area on the outskirts of Halifax town centre. This property benefits from off-street parking, ideally located within a mile of Halifax train station, with local amenities close by and local schools alike. In brief, the ground floor comprises a spacious lounge, a useful storeroom, and a well-appointed kitchen. Upstairs, a landing provides access to two double bedrooms and the house bathroom. Externally, steps lead down from the front of the property to a private, cobbled road, and beyond that is a levelled garden area with patio spaces — a real sun trap, ideal for relaxing or entertaining. An internal inspection is strongly advised to appreciate the potential this home has to offer.

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

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### LIVING ROOM 4.8 x 4.2m (15'8 x 13'9)



A UPVC front door with window opens into a well-proportioned lounge featuring a fitted storage cupboard, a large under-stairs storage area, a radiator, and a UPVC window providing ample natural light.

### KITCHEN



A modern fitted kitchen equipped with a sink and chrome mixer tap, complemented by splash back tiling. Integrated appliances include a fridge, freezer, built-in oven, hob, and extractor fan, with space and plumbing for a washing machine. The space also features tiled flooring, a radiator, ceiling spotlights, and a UPVC window.



### LANDING

The landing provides access to both bedrooms and the bathroom, along with loft access.

### BEDROOM ONE 4.9 x 4.4m (16'0 x 14'4)



A spacious double bedroom with a radiator and UPVC window. A built-in cupboard houses the combination boiler neatly.

#### **BEDROOM TWO 3.3 x 3.2m (10'11 x 10'5)**



A comfortable double bedroom with a radiator and UPVC window.

#### **BATHROOM**



A modern bathroom comprising a three-piece suite including a bathtub with shower above, a low flush toilet, and pedestal sink with splash back tiling. Additional features include a tiled floor, partially tiled walls, radiator, ceiling spotlights, extractor fan, and a UPVC window.

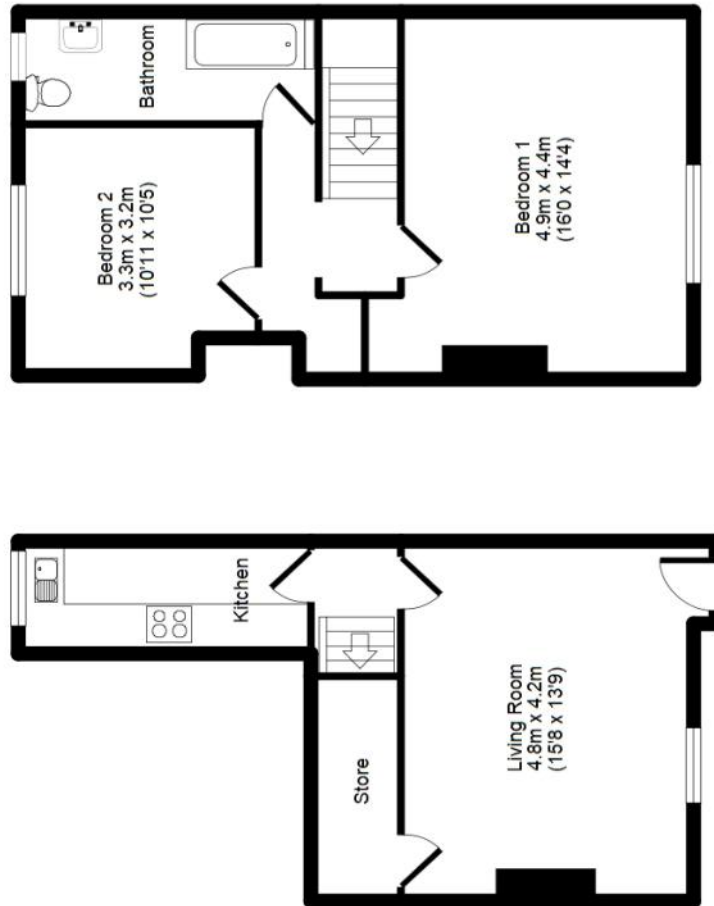
#### **EXTERNAL**

Externally, steps lead down from the front of the property to a private, cobbled road, and beyond that is a charming, tiered garden with patio areas—ideal for relaxing or enjoying the sun.



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.

## 18 Albany Street, Halifax, HX3 9JE



Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 74 sq. m / 795 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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