

# MARSH & MARSH PROPERTIES

82 Lee Mount Road, Lee Mount, Halifax, HX3 5EB

£175,000



**\*\*ATTENTION ALL FIRST TIME BUYERS, YOUNG FAMILIES, OR PROFESSIONAL COUPLES\*\*** A well-presented THREE BEDROOM semi-detached home located in Lee Mount. Ideally positioned close to local amenities including Shroggs Park, Halifax town centre, and highly regarded schools, this property offers both convenience and comfort. In brief, the ground floor comprises an entrance hall, a spacious lounge, and a modern dining kitchen. Upstairs, the landing provides access to a loft and leads to two double bedrooms, a single bedroom, and the house bathroom. Externally, to the front is a yard with seating area and a driveway providing off-street parking, which leads to a detached garage at the rear. The property also enjoys an enclosed rear garden, perfect for relaxing or entertaining. An internal inspection is strongly advised to fully appreciate what this home has to offer.

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

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### ENTRANCE HALL

A UPVC front door welcomes you into a well-presented entrance hall featuring an open staircase and under-stair storage, which houses the combination boiler and provides space for a dryer. Additional features include a radiator and a UPVC window.

### LIVING ROOM 3.3 x 4.4m (10'9 x 14'5)



A spacious lounge beautifully finished with modern wall panelling, coving, a radiator, and a large UPVC window that allows ample of natural light.

### DINING KITCHEN 5.5 x 3.5m (18'0 x 11'5)



A generously sized dining kitchen fitted with a one

and a half bowl sink with chrome mixer tap and splashback tiling. Integrated appliances include a built-in oven, hob, and extractor fan. There is also space and plumbing for a washing machine and an American-style fridge freezer. A characterful multi-fuel stove set on a stone base adds warmth and charm. The room is completed with a radiator, UPVC patio doors opening to the rear garden, and an additional UPVC window.



### LANDING

A bright landing with a UPVC window, providing access to all three bedrooms, the house bathroom, and a boarded loft.



**BEDROOM ONE 3.6 x 4.4m (11'9 x 14'5)**



A large double bedroom featuring full-length fitted wardrobes with mirrored sliding doors, a radiator, and a UPVC window.

**BEDROOM TWO 3.1 x 3.5m (10'2 x 11'5)**



A second double bedroom with a radiator and a large UPVC window.

**BEDROOM THREE 1.8 x 2.9m (5'10 x 9'6)**

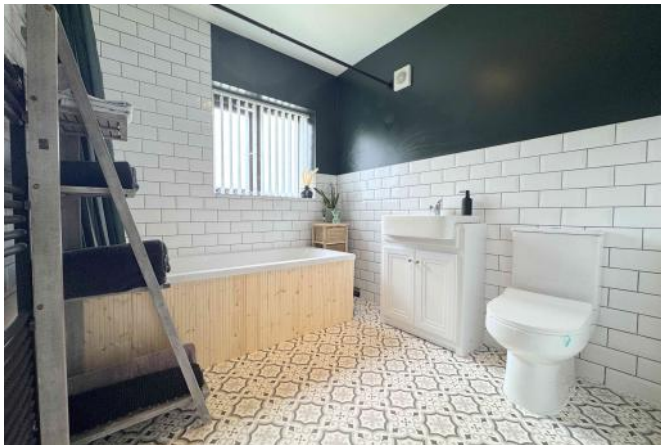


A single bedroom with a radiator and a UPVC window.

**BATHROOM 2.3 x 2.4m (7'6 x 7'10)**

A stylish three-piece bathroom suite comprising a bathtub with rainfall and handheld power shower, a vanity sink unit, and a low flush toilet. Finished with partially tiled walls, a towel radiator, extractor fan, and a UPVC window.





### LOFT 2.8 x 2.5m (9'2 x 8'2)

Mainly boarded for storage with additional under-eaves space to three sides. Fitted with lighting.

### EXTERNAL



To the front of the property is a yard with seating area and a driveway leading to a detached garage. The rear garden is designed for low maintenance, featuring an Indian stone flagged patio and an artificial lawn, perfect for outdoor entertaining.



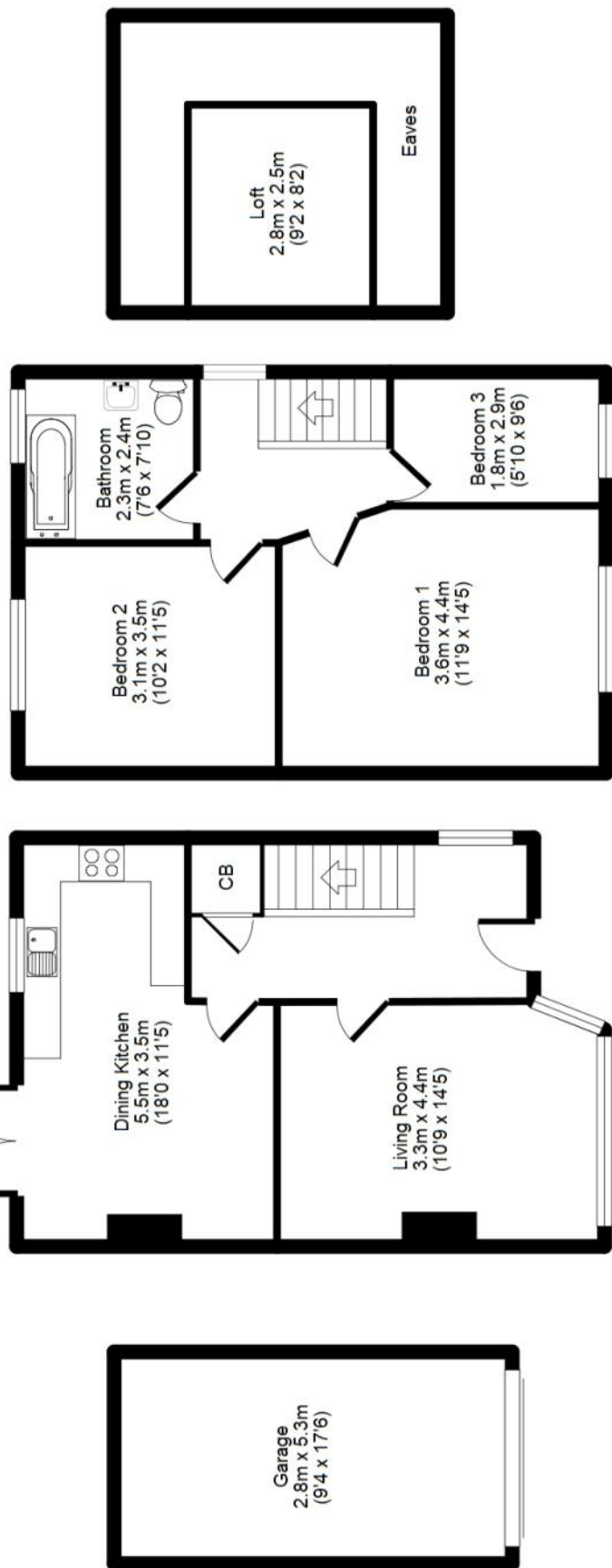
**GARAGE 2.8 x 5.3m (9'4 x 17'6)**

Detached single garage with an up-and-over door, power, and light.

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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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 117 sq. m / 1259 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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