

MARSH & MARSH PROPERTIES

11 St George's Street, Lee Mount, Halifax, HX3 5BU

£145,000



****ATTENTION ALL FIRST TIME BUYERS, PROFESSIONAL COUPLES, OR RETIREES**** A recently renovated TWO DOUBLE BEDROOM end-townhouse situated in a quiet area of Lee Mount. Ideally positioned within proximity to local amenities, highly regarded schools, and Halifax town centre. In brief, the ground floor comprises a welcoming lounge and kitchen. Upstairs, a landing provides access to two well-proportioned double bedrooms, the house bathroom, and the loft. Externally, the property benefits from off-road parking for multiple vehicles to the front, while to the rear is an enclosed, low-maintenance garden. An internal inspection is strongly advised to fully appreciate what this lovely home has to offer.

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

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LIVING ROOM 4.1 x 4.6m (13'3 x 14'11)



A well-proportioned lounge featuring an electric fire, convenient under-stair storage cupboard, and tasteful décor including coving and a dado rail. The space is completed with a radiator, UPVC window, and front door.

DINING KITCHEN 4.1 x 2.5m (13'3 x 8'2)

A fitted kitchen comprising a sink with chrome mixer tap and splashback tiles. Integrated appliances include an oven, hob, and extractor fan, with additional space for a washing machine, dryer, and tall fridge freezer. The combination boiler is neatly stowed in a cupboard. Final changes include wood effect laminate flooring, an

extractor fan, radiator, UPVC window, and a UPVC door leading out to the rear garden.



LANDING

Stairs rise from the lounge to a landing which provides access to both bedrooms, the house bathroom, and the loft.

BEDROOM ONE 4.0 x 3.5m (12'11 x 11'5)



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

BEDROOM TWO 2.0 x 3.5m (6'8 x 11'7)

A double bedroom featuring a radiator and UPVC window.



BATHROOM



This bathroom is fitted with a three-piece suite comprising a bathtub with shower above, pedestal sink, and low flush toilet. A built-in storage cupboard provides practical space for household essentials. Additional features include wood effect laminate flooring, partially tiled walls, an extractor fan, radiator, and UPVC window.



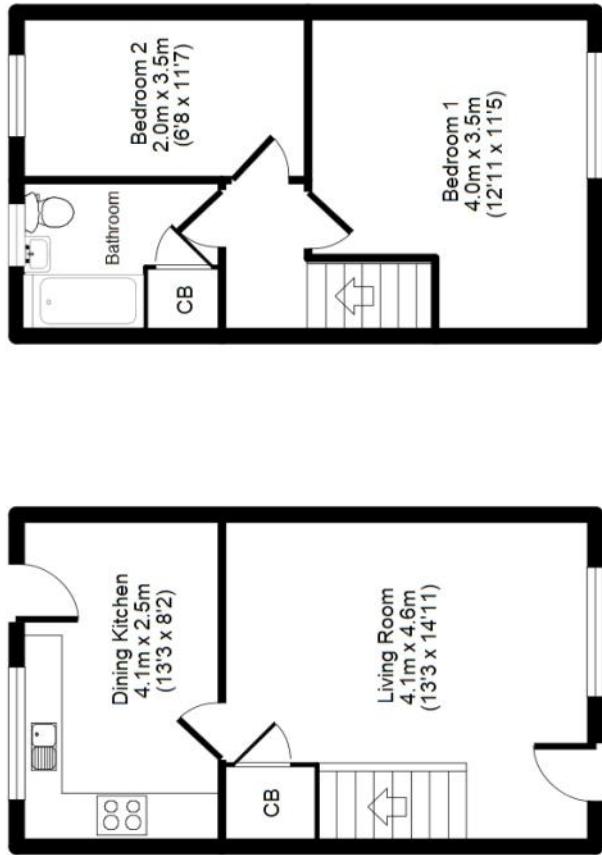
EXTERNAL

To the front of the property is off-road parking for multiple vehicles. A gated pathway runs along the side of the property leading to an enclosed, low-maintenance rear garden with a shed.

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: 56 sq. m / 606 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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