

MARSH & MARSH PROPERTIES

32 Valley Avenue, Lightcliffe, HX3 8UD

£195,000



Nestled away on a quiet residential street, on a secluded access road, is this three bedroomed terraced property. Surrounded by fields and trees, creating a truly stunning outlook, offering one of the most picturesque views to both the front and rear of the property. From the moment you arrive you immediately realise that this property is something special. The house is also offered with the added advantage of being NO CHAIN. There is parking available opposite the property for a car. To the front elevation is a well-maintained flowerbed garden that not only enhances the kerb appeal but enhances the outlook. To the rear of the house is an elevated patio and terrace garden, with a south facing orientation making this a real sun trap, creating the perfect place to sit back and relax.

Internally the property is well presented, with a modern décor that will impress and delight, and offers the opportunity to move in with little to no work required. The house has also received an extensive amount of work (listed below in general section) completed by a trusted local workman. With its spacious living room, large connecting room, ground floor shower room, well-appointed kitchen and three bedrooms (two offering ample space for a double bed). The property is a perfect home for any first time buyer or growing family looking for that special something.

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

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The property enjoys peaceful surroundings whilst remaining well connected to the local area. The M62 motorway is only a 10-minute drive, providing quick links to the major cities of Leeds, Bradford and Manchester. Brighouse town centre is just a quick 5 minutes' drive providing access to its fantastic shops and services. Brighouse train station offers excellent rail links to the surrounding area including the Grand Central train service. The property lies within easy walking distance of good primary and secondary schools.

Owing to the fantastic nature of everything that is on offer with this charming home, all with the added advantage 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

HALLWAY

With a carpeted floor and central light fitting.

A wooden door provides access into the

LIVING ROOM



A spacious and long living room that offers more

than ample space for a three piece suite. A chimney breast inset gas fireplace offers an ideal central feature for the whole room, which is bathed in natural light owing to the uPVC double glazed bay window to the front elevation. With a carpeted floor, central light fitting, wall mounted light fittings, cornice to ceiling, double radiator and television access point.



From the rear of the living room a wooden door opens into the

CENTRAL HALLWAY

A large and open central hallway that provides access throughout the ground floor of the property. The hallway has an open area to one

side, that extends under the stairs, providing additional storage space. With a vinyl floor and two central light fittings.



From the central hallway a wooden door opens into the

SHOWER ROOM



A beautifully presented and recently installed shower room that makes excellent use of the space on offer whilst providing access to facilities. The room has a modern and neutral décor throughout. With a large rainfall style shower cubicle, vanity inset washbasin, close coupled toilet, mermaid board walls, ceiling inset spotlights, frosted uPVC double glazed window to

the rear elevation and a stainless steel towel radiator.



From the central hallway an arched opening leads directly into the

KITCHEN



A well laid out and presented kitchen that features laminated work surfaces, all with over and under counter cupboards and drawers, to two walls. To one side of the room there is space for a small dining table. A uPVC double glazed door offers access to the rear garden that, when twinned with the uPVC double glazed window, offers plenty of natural light. With a vinyl floor, tiled splashbacks, integrated hob, integrated oven, plumbing for a

washing machine, plumbing for a dishwasher, extractor hood, single radiator, space for a fridge freezer, omni-directional ceiling spotlights and a 1 ½ stainless steel sink with stainless steel mixer tap.



From the hallway a carpeted staircase leads 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 spacious and generous master bedroom that

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



BEDROOM 2



Another good sized bedroom, again with ample space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and single radiator.

BEDROOM 3

An ideal room for a work from home office space, guest bedroom or child's bedroom. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and single radiator.

GARDENS

To the front elevation is a beautifully presented flowerbed garden that enhances the kerb appeal of the property and borders the front access pathway.

To the rear of the property, accessed via stone steps, is an elevated patio garden and terrace, with flowerbeds and seating space, situated in a

south facing orientation and bordering a large open field. The rear garden is the ideal place to sit back and relax whilst enjoying a barbeque.



PARKING

There is parking available to the front elevation.

GENERAL



The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

The property has undergone the following works:

2022 – Full electric re-wire and outside lights

2023 – Kitchen extension re-roof

3 Bedroom windows replaced

2 Bedrooms papered and painted

2 Bedrooms re-carpeted

2025 - Boiler and gas serviced

New back door and kitchen window

New bathroom panelling and flooring

New kitchen tap

Under stairs re-plastered, new ceiling and cushion floor

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: [///stud.tame.quest](https://www.what3words.com/stud.tame.quest)

Google Plus Code: P6G6+X7H Halifax

For sat nav users the postcode is: HX3 8UD

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.

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: 59 sq. m / 632 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. 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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