

MARSH & MARSH PROPERTIES

2 Cross Villas, Rishworth Road, Barkisland, HX4 0DF

£260,000



****ATTENTION ALL FIRST TIME BUYERS, PROFESSIONAL COUPLES OR RETIREES****
A charming and well-presented TWO DOUBLE BEDROOM cottage situated in the highly sought-after area of Barkisland, which has recently undertaken a full renovation to a high standard. Ideally located close to highly regarded schools and local amenities, with quick and easy access to the M62 corridor, making it perfect for commuters. In brief, the ground floor comprises an entrance porch, a lounge, and a well-appointed kitchen. To the first floor, a landing leads to two double bedrooms and a modern house bathroom. Externally, the property benefits from enclosed, low-maintenance yards to both the front and rear. An internal inspection is strongly advised to fully appreciate this delightful home.

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

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ENTRANCE PORCH



A welcoming entrance porch with a composite front door and French casement windows.

LIVING ROOM 4.6 x 5.2m (14'11 x 17'0)



A spacious lounge featuring solid wood flooring and a multi-fuel stove with an oak mantle adding character to the space. To complete this room there is an open staircase, a radiator, and French casement windows.

KITCHEN 4.6 x 2.1m (14'11 x 6'10)



A stylish fitted kitchen with wooden worktops and a one and a half bowl sink with mixer tap. Appliances include an integrated washing machine, built-in oven, induction hob, and extractor fan. There is useful understairs storage with fitted shelving. To complete this room there is a radiator, a UPVC window, Amtico flooring and a UPVC stable door leading to the rear garden.

LANDING

A landing with a tall modern radiator and an exposed wooden ceiling beam.

BEDROOM ONE 4.6 x 3.5m (14'11 x 11'3)

A large double bedroom with a feature fireplace, fitted wardrobes, a radiator, and French casement windows offer far-reaching views.



BEDROOM TWO 2.7 x 2.1m (14'11 x 6'10)



A small double bedroom with a radiator and a UPVC window with far-reaching views.

BATHROOM



A modern bathroom fitted with a three-piece suite comprising a tiled bathtub with rainfall power shower above, a vanity sink unit, and a low flush toilet. Finished with tiled floors, a modern radiator, a UPVC window, and loft access.

EXTERNAL

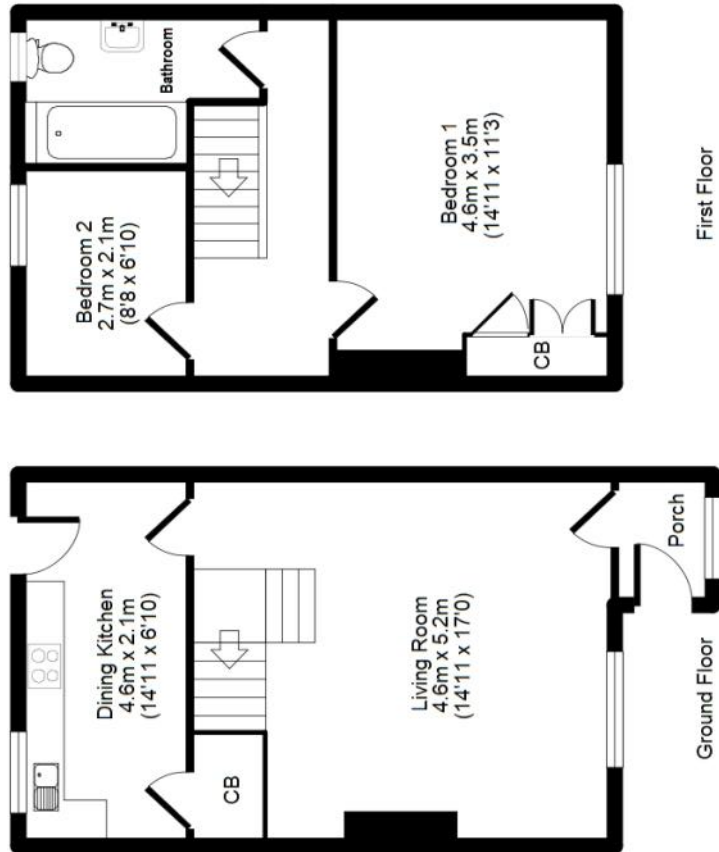


To the front of the property is an enclosed block-paved yard, while to the rear is an enclosed yard with a Yorkshire stone patio and bedding area which is owned by the neighbouring farm and is available to the property with a small peppercorn rent.



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: 68 sq. m / 735 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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