

MARSH & MARSH PROPERTIES

40 Holdsworth Road, Halifax, HX2 9TH

£162,500



Located on Holdsworth Road, in the charming location of Holmfield, is this two bedroomed, end-of-terrace, property. Offered with the fantastic advantage of being NO CHAIN, this home is the perfect residence for any first-time buyer, property investing landlord, or someone looking for a well presented and modern home. This property, owing to its end corner plot location, benefits from a surprisingly generous rear lawned garden, creating the ideal position to sit out and relax. The garden is surrounded by field and trees creating a fantastic backdrop to the property. To the front is a charming patio garden, with an out-building offering additional storage space. To the front of the property there is ample on-street parking available.

As soon as you step inside the property you will notice the neat and tidy presentation, all with a modern décor and style, which creates the opportunity to move in with little to no work required. The ground floor is all open plan, with the living room and kitchen in one space, creating a modern styled living area, as well as a dual aspect nature. The house also offers two bedrooms, house bathroom and cellar storage space.

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

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This property benefits from being within the catchment area of outstanding primary and secondary schools (including North Halifax Grammar School and Trinity Academy), all within walking distance. The property also benefits from good transport routes, with Halifax town centre just 10 minutes' drive away and the M62 just 20 minutes. Halifax also provides access to the excellent train station with its cross Pennine connections as well as access to the Grand Central service.

Owing to the fantastic features on offer with this property, its large rear garden, well presented internals and excellent transport connections, all with the added advantage of NO CHAIN, an appointment to view is essential.

From the front of the property a uPVC double glazed door opens into the

HALLWAY

A welcoming reception into the property, the hallway features a carpeted floor, central light fitting and wall mounted coat hooks.

From the hallway a wooden door opens into the

LIVING ROOM



The living room is a fantastic open plan space for the ground floor, offering a modern style living area that can accommodate living room furniture and a dining table, with the kitchen to the rear of the room. An electric fireplace, on a granite hearth and with a wooden mantelpiece, offers the ideal central feature for the room. With a carpeted floor, uPVC double glazed window to the front elevation, central light fitting, double radiator and a television access point.



To the rear of the living room is the

KITCHEN



Solid granite work surfaces, to two walls, offer plenty of work space, all with over or under counter cupboards and drawers. A uPVC double glazed door offers access to the rear garden. A uPVC double glazed window overlooks the rear garden that also offers a dual aspect nature to the property. With an integrated hob, integrated oven, ceiling inset spotlights, tiled floor, tiled splashbacks, space for a fridge/freezer, plumbing for a washing machine, extractor fan and a stainless steel sink with stainless steel taps.

From the hallway a carpeted staircase leads up to the

LANDING



With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.

From the landing wooden doors open into

BEDROOM 1



A generous master bedroom that offers space for a double bed along with additional bedroom furniture. The room features a carpeted floor, central light fitting, double radiator and a uPVC double glazed window to the front elevation.



BEDROOM 2



To the rear of the property is a smaller bedroom, ideal for a work from home office, guest room or

child's bedroom. With a carpeted floor, central light fitting and a uPVC double glazed window to the rear elevation.

BATHROOM



A well-presented and laid out house bathroom that creates a highly functional space. With a panel bath, over bath shower, glass splash guard, pedestal washbasin, close coupled toilet, tiled floor, tiled walls, ceiling inset spotlights, extractor fan and a stainless steel towel radiator.

From the kitchen area a wooden door opens onto stone steps that lead down to the

CELLAR

A small keeping cellar that offers access to the fuse board as well as the ideal place for additional storage.

GARDENS

To the front of the property is a small patio garden, with bordering stone wall, creating a charming kerb appeal for the property. To one side of the front garden is a stone out-building offering additional storage space.



To the rear is a large and spacious lawned garden,



bordered by a stone wall, and with trees and fields creating the ideal backdrop to the property. This private and open space offers the perfect place to sit back and relax, have a barbeque or entertain.

PARKING

The property has ample on-street parking.

GENERAL

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

TO VIEW

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

LOCATION

What3words: ///emulated.ferrets.stammer

Google Plus Code: Q44F+GWP Halifax

For sat nav users the postcode is: HX2 9TH

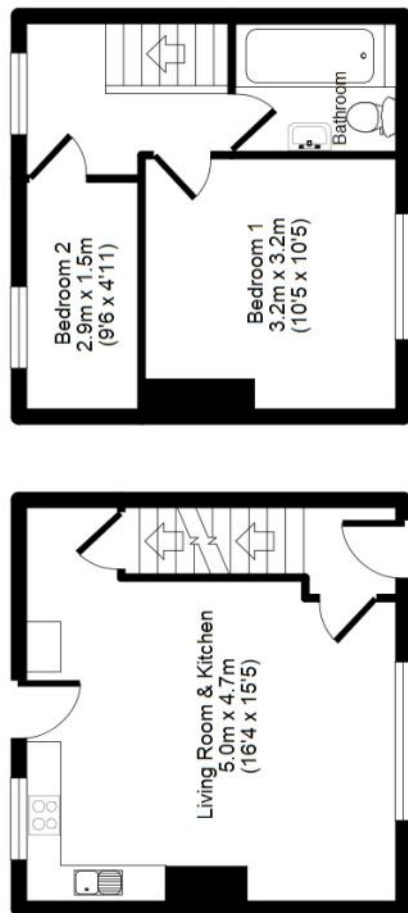
MORTGAGE ADVICE

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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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 47 sq. m / 500 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.

(c) Marsh & Marsh Properties

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