

MARSH & MARSH PROPERTIES

9 Hope Hall Terrace, Halifax, HX1 2JX

£145,000



Situated on a quiet residential street in Halifax town centre is this three bedroomed, terraced, property, the ideal property for a first time buyer or a growing family looking for a spacious home. The property features two low-maintenance patio gardens, to both the front and rear elevation, offering a charming frontage to the property and a place to sit out and relax. There is permit parking to the front of the property.

As you step inside you will notice the modern and stylish décor throughout presenting the opportunity for any prospective buyer to move in with little work required. The house benefits from a spacious living room, well-appointed kitchen, spacious storage cellar, three double bedrooms (over two floors, all with fitted cupboards and one with en-suite shower room) and house bathroom. Just step inside and you will appreciate this fantastic opportunity.

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

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Not only does this property offer direct access into Halifax town centre, but also provides excellent connections with the M62 motorway just 15 minutes' drive away providing quick access to Leeds, Manchester and Bradford. Also nearby is the Halifax train station which has cross Pennine connections and access to the Grand Central train service to London. The house also benefits from being within the catchment areas of outstanding primary and secondary schools, both within walking distance.

Owing to the fantastic features on offer with this property, its well-presented internals and ample space, an internal inspection is certainly required in order to fully appreciate this home.

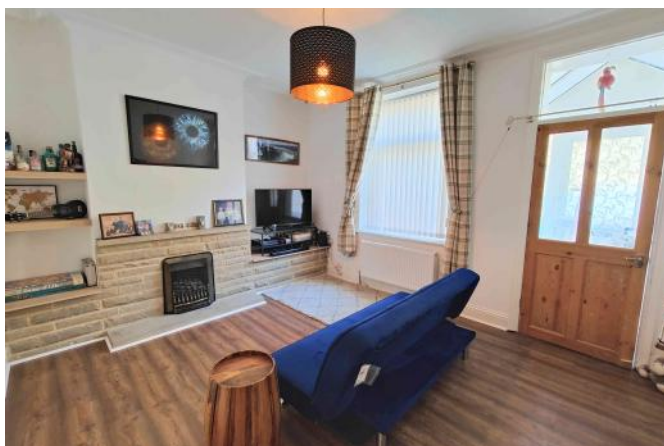
From the front of the property a uPVC double glazed door opens into the

PORCH

A fantastic reception to the property that offers a barrier from the external to the internal. With a tiled floor and uPVC double glazed windows.

From the porch a wooden door, with transom window, opens into the

LIVING ROOM



A spacious living room that offers ample space for a three piece suite along with additional living room furniture. A gas fireplace, set into a stone hearth and with stone mantelpiece, offers a fantastic central focal point for the whole room. The living room is a perfect family communal space. With a wood laminate floor, central light fitting, uPVC double glazed window to the front elevation, double radiator, single radiator and a television access point.



From the living room a wooden door opens into a short hallway. From the hallway a wooden door opens into the

DINING KITCHEN



Another fantastic communal space, the dining kitchen features laminated work surfaces to three walls, all with over and under counter cupboards and drawers offering additional storage space. There is ample room for a family dining table to one side of the room. With an integrated hob, integrated oven, extractor hood, double radiator, splashback tiling, vinyl flooring, uPVC double glazed window to the front elevation, central light fitting, space for a fridge/freezer and a stainless

steel sink with stainless steel mixer tap.



From the inner hallway a series of carpeted stairs leads up to the

LANDING

A long landing that benefits from a wooden floor, single radiator, uPVC double glazed window to the rear elevation and a central light fitting.

From the landing a wooden door opens into

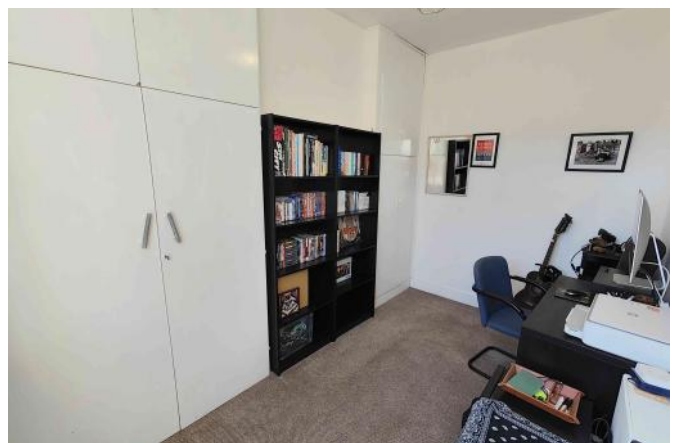
BEDROOM 2

A large second bedroom that offers plenty of storage space to one side with its sliding mirrored wardrobes. With a carpeted floor, uPVC double

glazed window to the front elevation, central light fitting and a single radiator.



BEDROOM 3





Another good sized double bedroom, again benefitting from a wall length set of cupboards offering ample additional storage space. With a carpeted floor, uPVC double glazed window to the rear elevation, central light fitting and a single radiator.

BATHROOM



A beautifully presented and modern house bathroom that makes excellent use of the space on offer to create a highly functional room. With its panel bath, over bath shower, pedestal washbasin, close coupled toilet, stainless steel towel radiator, frosted uPVC double glazed window to the front elevation, cupboard storage space and central light fitting.

From the landing a wooden door opens onto carpeted stairs that lead up to

BEDROOM 1



A rather large and spacious master bedroom that offers more than ample space for a king sized bed along with additional bedroom furniture. This room also benefits from a set of fitted wardrobes offering plenty of storage space. With a carpeted floor, central ceiling fan, ceiling inset spotlights, uPVC double glazed window to the rear elevation, single radiator and a television access point.

From the master bedroom a wooden door opens into its

EN-SUITE



A well laid out en-suite shower room that offers a walk-in style rainfall shower, pedestal washbasin, close couple toilet, ceiling inset spotlights, tiled floor, tiled walls, towel radiator and an extractor fan.

GARDEN

The property benefits from enclosed patio gardens to both the front and rear elevations of the property, offering an ideal place to sit out and relax. The front leads directly out onto the kerbside whereas the rear is elevated and accesses the street via stone steps.



PARKING

There is permit parking in the local area.

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: [///drips.trout.flash](https://www.what3words.com/#!/drips.trout.flash)

Google Plus Code: P49R+8P2 Halifax

For sat nav users the postcode is: HX1 2JX

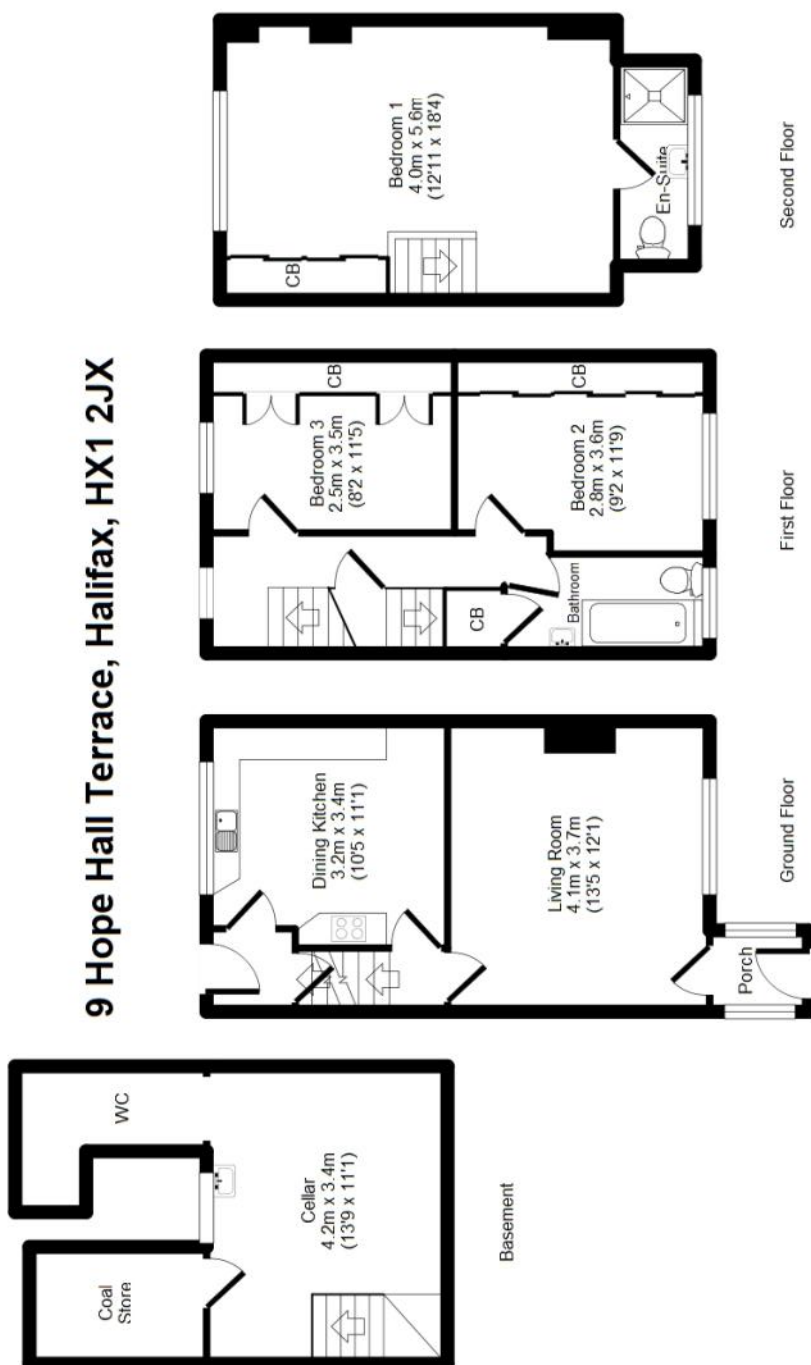
MORTGAGE ADVICE

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.

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