

MARSH & MARSH PROPERTIES

8 Bubwith Grove, Halifax, HX2 7PY

£875.00 PCM



This two bedroomed terraced property is the ideal home for a professional couple, young family or anyone looking for a welcoming house. The landlord is looking for a long-term tenant that will look after the property and love the house as much as they have done. The property benefits from front and rear gardens, both low maintenance, offering an ideal place to sit out and relax or for children to play. The property features ample on-street parking to the front elevation.

Internally the property is well-presented throughout, with a stylish and warm décor that creates a warming environment that gives you a welcoming feeling the moment you step inside. With a spacious living room, large and open dining kitchen, two good sized bedrooms (both that could accommodate a double bed) and a well-presented and spacious house bathroom.

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

Tel: 01422 648 400

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The property is conveniently located just 3 minutes from Halifax Town centre, offering quick access to its excellent shops, services and amenities and situated within walking distance of outstanding primary and good secondary schools. The local train station provides access to excellent local connections to surrounding towns in addition to the Grand Central train service. The M62 motorway is just 15 minutes away providing easy access to the major cities of Leeds, Manchester and Bradford.

With so much on offer an appointment to view is essential in order to not miss out on this rare opportunity.

From the front elevation a uPVC double glazed door opens into the

HALLWAY

A charming reception into the property the hallway has a wooden door that opens into the

LIVING ROOM



A spacious living room that offers plenty of space for a three piece suite along with additional furniture. A gas fire, set on a granite hearth and

with wooden mantelpiece offers a fantastic central feature for the whole room. With a wooden floor, cornice to ceiling, central light fitting, single radiator and television access point.

From the living room a wooden door opens into the

KITCHEN



A generous and well-appointed kitchen that features laminated work surfaces to either side of the room. With an integrated oven, integrated hob, wooden floor, central light fitting, fitted cupboards, open fireplace, space for a fridge/freezer, uPVC double glazed window to the rear elevation and a stainless steel sink with stainless

steel mixer tap.

From the kitchen a wooden door opens into the

PORCH

A fantastic barrier to the external elevation that presents the ideal storage space for coats and shoes. The porch offers access to the rear via a uPVC double glazed door.

From the hallway a carpeted staircase leads up to the

LANDING

With central light fitting, carpeted floor and alarm control panel.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom that offers more than ample space for a king sized bed along with additional furniture. A set of fitted wardrobes offers additional storage space. A cast iron fireplace also adds a charming feature for the room. With a wooden floor, uPVC double glazed window, single radiator and central light fitting.

BEDROOM 2



A well-presented second bedroom that could accommodate a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window.

BATHROOM



A rather spacious house bathroom that features a panel bath, over bath shower, splashguard, vinyl floor, boarded splashbacks, pedestal washbasin, close coupled toilet, frosted uPVC double glazed window and central light fitting.

GARDENS

To the front of the property is a patio garden,

enclosed by stone wall, creating a charming frontage to the property.



Whilst every endeavour is made to ensure the accuracy of the contents of the rental 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. Tenants are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

To the rear is an artificial lawned garden, bordering a rear path, offering the ideal place to sit out and relax or to have a barbeque.



PARKING

To the front of the property is 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, fitted alarm system and gas central heating.

TO VIEW

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

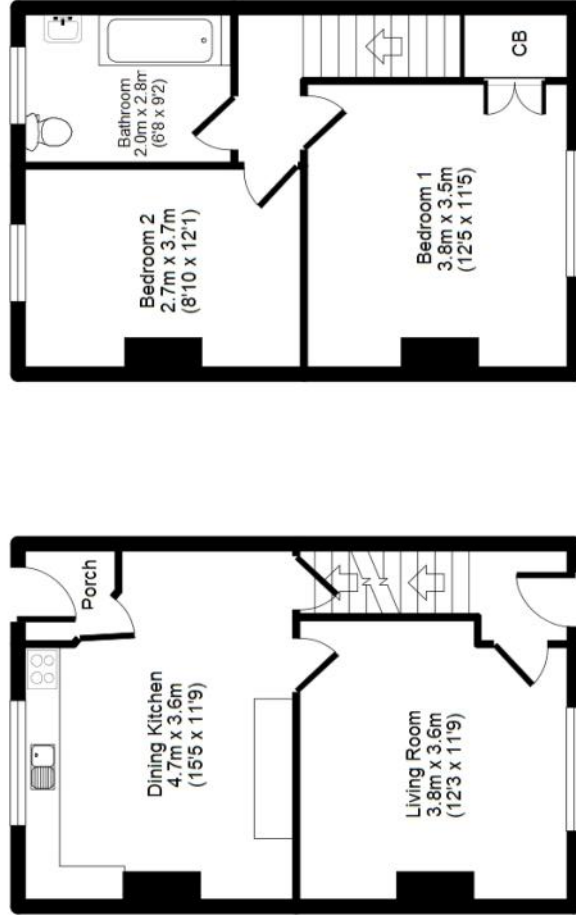
LOCATION

What3words: ///goal.chose.impact

Google Plus Code: P495+942 Halifax

For sat nav users the postcode is: HX2 7PY

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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.

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