

MARSH & MARSH PROPERTIES

31 Langdale Crescent, Halifax, HX2 0XA

£215,000



Rarely do such opportunities as this become available; this beautifully presented, three-bedroom, family home is at the end of a row of 1970's style properties, nestled out of the way, in a quiet and idyllic surround, that benefits from far-reaching rural views across the Calder Valley. From the moment you arrive you will immediately notice that this property is something special, so quiet, peaceful and welcoming. The property has large gardens at both the front and rear elevations offering ample place for children and pets to play, or to sit out and relax. The property also benefits from an external utility room offering plenty of work/storage space. To the rear, accessed down a private driveway, is a single detached garage with additional parking for up to two cars.

Internally the property will continue to impress and delight, being offered with a modern style and décor that offers the opportunity for any prospective buyer to move in with little work required. The ideal home for a growing family, professional couple or anyone looking for a smart home with plenty of charm. With its warm and welcoming living room, generous dining kitchen, three good sized bedrooms (two with more than ample space for a double bed), house bathroom and a large loft storage area (benefitting from skylight, window and additional eaves storage space). Just step inside and you will immediately fall in love with this charming home.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

Not only does this property offer direct access into Halifax town centre, but it also has 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 number of features on offer, an internal inspection is essential in order to fully appreciate this property.

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 matted floor, central light fitting and uPVC double glazed window to the side elevation.

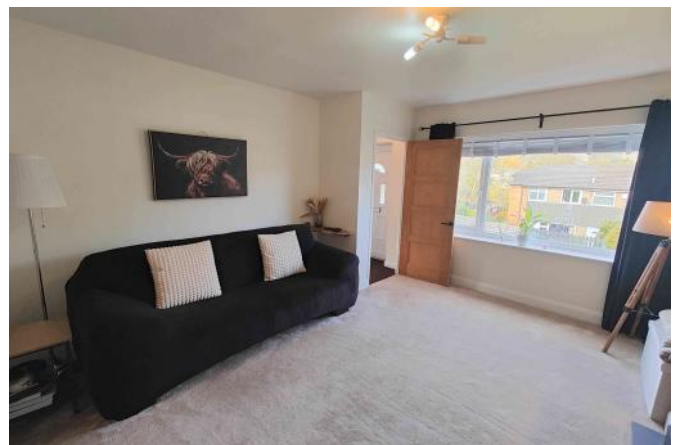
From the hallway a solid wood door opens into the

LIVING ROOM



A fantastic reception into the property, the living room offers a light and bright space, ideal for a family communal space that benefits from an open plan feeling owing to the opening that leads into the dining area. A modern, electric, stove-style fireplace, on a stone hearth and with a wooden mantelpiece, creates a central feature for the room. The room is bathed in natural light owing to the large uPVC double glazed window to the front elevation. With its carpeted floor,

fireplace inset lighting, central light fitting, single radiator and a television access point.



From the living room an opening leads into the

DINING KITCHEN





stainless steel sink with stainless steel mixer tap.

From the hallway a carpeted staircase leads up to the

LANDING

With a uPVC double glazed window to the side elevation, carpeted floor, central light fitting and loft access hatch.

From the landing wooden doors open into



BEDROOM 1



A spacious and open plan dining kitchen that again lends itself to modern family life. The kitchen has solid quartz work surfaces, to three sides, that have over or under counter cupboards and drawers, with one section extending to create a breakfast bar in the centre of the room. To one side there is ample space for a family dining table. A uPVC double glazed door offers access to the rear gardens as well as another entrance point for the property. The dining kitchen is dual aspect, with uPVC double glazed windows to the rear and side elevations that bathe the room in natural light. With an integrated hob, extractor hood, integrated oven, double radiator, integrated dishwasher, fitted fridge, central light fitting, solid wood flooring, ceiling inset spotlights and an inset



A rather spacious master bedroom offering ample space for a king sized bed along with additional bedroom furniture. With a carpeted floor, central

light fitting, uPVC double glazed window to the front elevation and double radiator.



BEDROOM 2



Another good sized room that offers space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and double radiator.

BEDROOM 3

A long and generous third bedroom that would be perfect for a work from home office, guest bedroom or child's room. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and single radiator.



BATHROOM



A beautifully presented house bathroom that features a panel bath, over bath shower, glass

splash guard, pedestal washbasin, close coupled toilet, tiled floor, tiled walls, mermaid board splashbacks, frosted uPVC double glazed window to the rear elevation, ceiling inset spotlights and a stainless steel towel radiator.

From the landing a pull down ladder offers access up to the

LOFT STORAGE

A fantastic addition to the property offering ample additional storage space. The loft is boarded and carpeted and features a uPVC double glazed window to the side elevation, skylight, central light fitting and additional eaves storage space.

GARDENS



To the front of the property is a large lawned garden, bisected by a front pathway and bordered by a wooden fence. The front garden not only enhances the kerb appeal of the property but also offers the ideal place for children and pets to play.



To the side of the property is a decked seating space, ideal to sit out or to have a barbeque.



To the rear of the property is a raised artificial lawned garden, offering the ideal vantage point of the far reaching views beyond. The rear garden also offers access by a cobbled pathway to the rear parking area. To the edge of the property is a

pebbled garden forecourt with raised pebbled potted plant section.

UTILITY BUILDING



To the rear of the property, by the pebbled garden, is an external utility room. Offering power and drainage with space for a washing machine and dryer. There is plenty of storage for a chest freezer along with further garden items.

PARKING & GARAGE

At the end of a private access drive the property has two parking spaces.

A detached single garage offers an additional secure parking space or further storage.

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

The location markers given for W3W and GPC lead

directly to the parking area to the rear of the property. When viewing, park up and take the light grey gate in the far rear corner to the rear access of the property.

What3words: [///clash.rods.opera](#)

Google Plus Code: P4M6+39Q Halifax

For sat nav users the postcode is: HX2 0XA

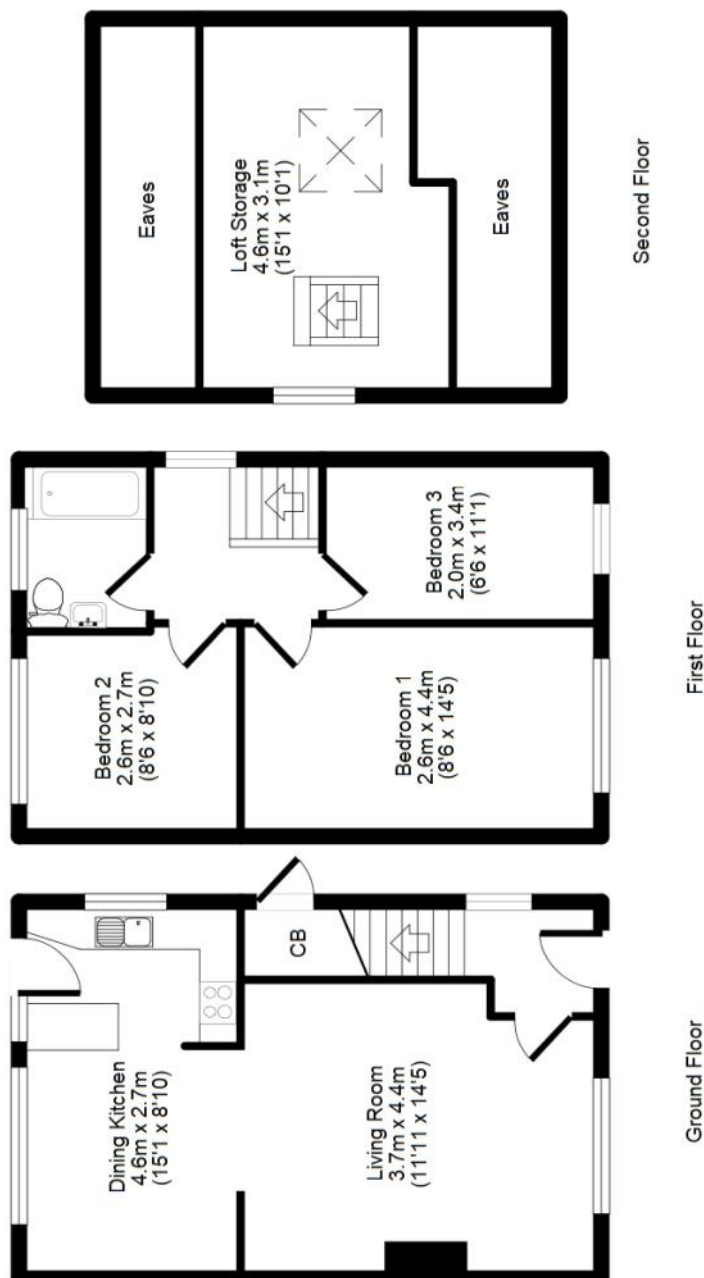


MORTGAGE ADVICE

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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91 sq. m / 984 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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