

MARSH & MARSH PROPERTIES

2 Dean Street, Greetland, HX4 8DW

£130,000



****ATTENTION ALL INVESTORS – DO NOT MISS OUT ON THIS OPPORTUNITY**** A well-proportioned THREE/FOUR DOUBLE BEDROOM end-terraced property offered with a tenant in situ, providing immediate rental income. Located in the ever-popular area of West Vale and within walking distance of excellent amenities and schools. The property benefits from strong rental demand and convenient access to the M62 corridor. Offering spacious accommodation arranged over three levels, it represents a reliable and appealing investment opportunity.

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

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LIVING KITCHEN 5.7 x 4.0m (13'1 x 18'8)



A living space with wood-effect laminate flooring, radiator, UPVC window and composite front door, which is open plan with the kitchen and has access to the basement. The kitchen area includes wall and base units, a sink with chrome mixer tap, tiled splashbacks, built-in oven with hob and extractor fan, and space for a washing machine and tall fridge freezer.

BASEMENT 2.0 x 4.8m (6'4 x 15'7)

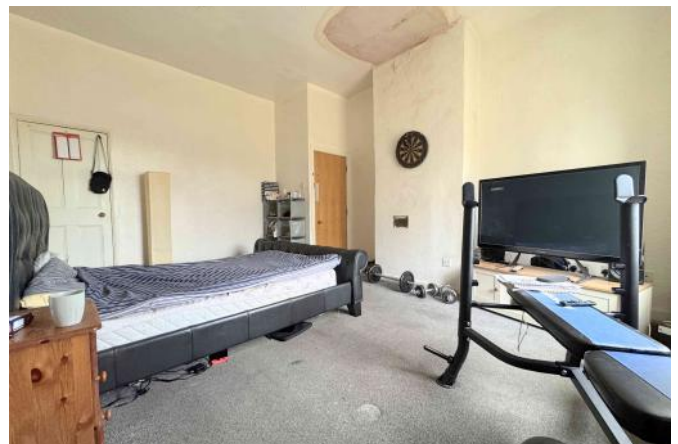
Vaulted cellar with power and light that provides a great storage along with potential

FIRST FLOOR LANDING

A split-level landing providing access to the second

floor along with access to two double bedrooms and a bathroom.

BEDROOM ONE 4.0 x 4.8m (13'1 x 15'7)



A large double bedroom with storage cupboard and UPVC window. This could potentially be a lounge if preferred and dependant on the occupants needs.

BEDROOM TWO 4.0 x 4.0m (13'1 x 12'11)



A spacious double bedroom with wood-effect laminate flooring, radiator and two UPVC windows.

BATHROOM

Three-piece bathroom comprising bath with

shower above, pedestal sink and low-flush toilet. Additional features include a radiator, wood-effect laminate flooring, an extractor fan, and a UPVC window. The space also homes the combination boiler installed earlier this year.



SECOND FLOOR LANDING

Third floor landing providing access to a further two double bedrooms and a second bathroom. You will also find natural light from a Velux window.

BEDROOM THREE 4.0 x 4.0m (13'1 x 12'11)



A large double bedroom with wooden flooring, exposed ceiling beams and two UPVC windows.

BATHROOM



A three-piece bathroom suite with bath and shower above, pedestal sink, and low-flush toilet. To complete this room there is a radiator, extractor fan, Velux window, and exposed ceiling beam.

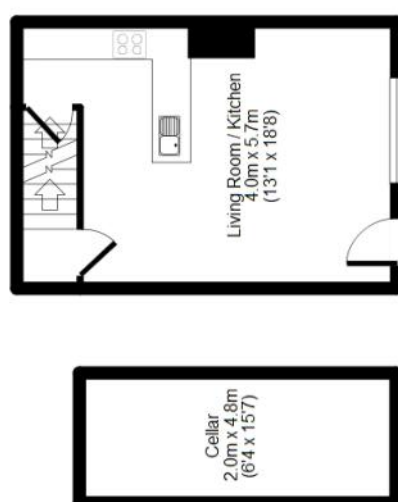
BEDROOM FOUR 4.0 x 3.5m (13'1 x 11'3)



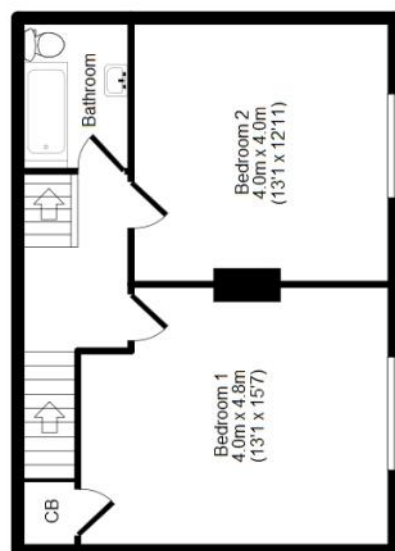
A double bedroom with wooden flooring, radiator, storage in the eaves, two Velux windows and exposed ceiling beams.

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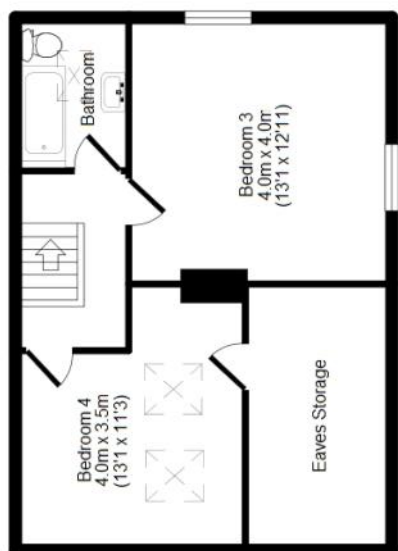
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Ground Floor



First Floor



Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 122 sq. m / 1317 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 of any contract or warranty.

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