

MARSH & MARSH PROPERTIES

15 Browning Avenue, Siddal, Halifax, HX3 9BB

£750.00 PCM



Situated on a quiet street, in the Siddal village in Halifax, is this charming two bedroomed, terraced, property; the ideal property for any professional person, young couple or small family looking for a welcoming and inviting new home. The property features on street parking, to the front elevation, with a low-maintenance artificial lawn and flowerbed garden, to the front elevation, offering a welcoming kerb appeal to the property.

Internally the property is well-presented with a modern and bright décor throughout. Owing to its situation, over three floors of living area, the house offers a surprising amount of space. With its spacious living room, well-appointed kitchen, master bedroom to the first floor, spacious house bathroom and second bedroom to the upper floor that features its own dressing room/office. The house also features a cellar offering additional storage space.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

The property is ideally located, with Halifax town centre being only a short 10-minute walk. The well-connected Halifax train station is only a 5-minute drive from the property, providing quick links to the surrounding area and access to the Grand Central train service. The M62 motorway is also a 15-minute drive away, providing quick and easy access to the major cities of Leeds, Bradford and Manchester.

With so much fantastic potential on offer this property certainly has that special something.

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

LIVING ROOM



A welcoming reception as you enter the property, the living room offers ample space for a three piece suite along with additional furniture. With a central gas fireplace, carpeted floor, uPVC double glazed window to the front elevation, central light fitting and radiator.

From the living room a wooden door opens into the

KITCHEN



A well-presented, light and bright kitchen that has been well laid out to create a highly functional space. With laminated work surfaces to two walls with over and under counter cupboards and drawers. With an integrated oven, integrated hob, extractor hood, plumbing for a washing machine, single radiator, laminate floor, tiled splashbacks, central light fitting, uPVC double glazed window to the front elevation and an inset stainless steel sink with mixer tap.

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

LANDING

With a carpeted floor and central light fitting.

From the landing wooden doors open into

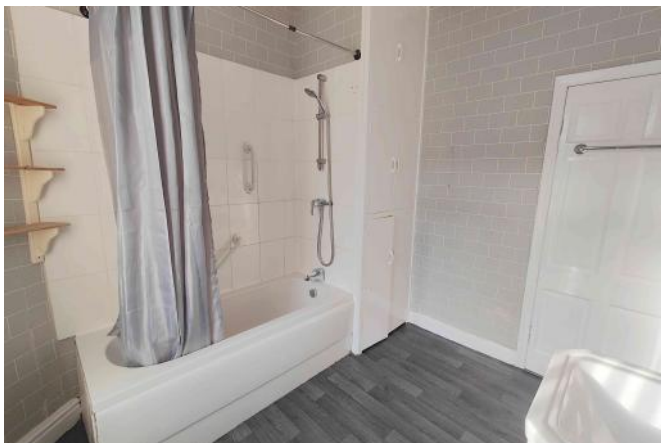
BEDROOM 1





A large master bedroom that can easily accommodate a double bed along with additional furniture. With a carpeted floor, single radiator, central light fitting and uPVC double glazed window to the front elevation.

BATHROOM



A neatly laid out and presented house bathroom that features a panel bath, over bath shower, close coupled toilet, pedestal washbasin, airing cupboard, double radiator, tiled walls, vinyl floor, central light fitting and a uPVC double glazed window to the front elevation.

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

BEDROOM 2



A spacious second bedroom that is separated into two sections by a sliding door offering a dressing room, office space or private sitting area; ideal for a work from home office, guest room or child's bedroom. With a carpeted floor, Velux window, single radiator and two central light fittings.

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

CELLAR

An ideal addition offering storage space for the property.



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.

GARDEN

To the front of the property is an artificial lawned and flowerbed garden.



PARKING

To the front of the property there is on-street parking available.

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

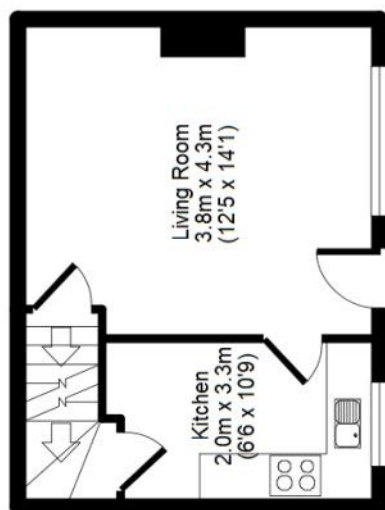
What3words: [///lift.critic.things](https://www.what3words.com/#!/lift.critic.things)

Google Plus Code: P45X+5WV Halifax

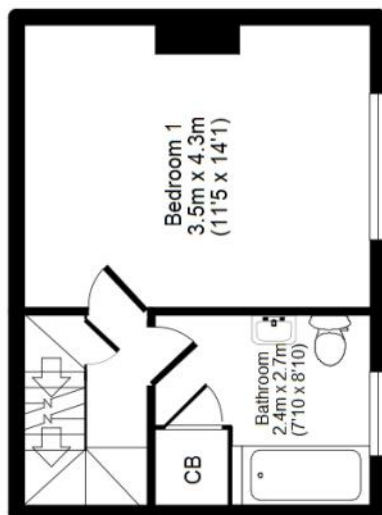
For sat nav users the postcode is: HX3 9BB

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.

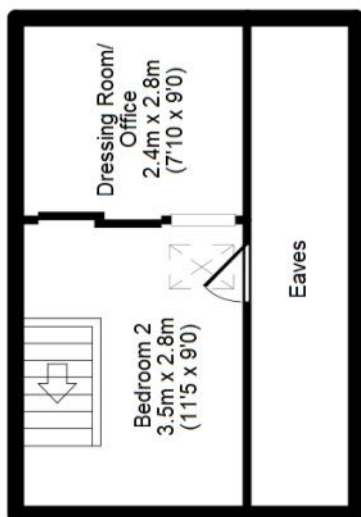
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Ground Floor



First Floor



Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 74 sq. m / 798 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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