

MARSH & MARSH PROPERTIES

212 & 214 Parkinson Lane, Halifax, HX1 3UW

£425,000



An excellent and unique opportunity is presented by this five bedroomed detached property situated in the outskirts of Halifax town centre. An ideal family property; offered with the fantastic advantage of NO CHAIN. A well-presented, modern styled, property with attractive frontage and benefitting from more than ample parking owing to the driveway to the front of the property for 5+ cars and a double garage, to the side elevation, providing additional secure parking spaces or storage.

PRICE IS FOR BOTH 212 & 214 PARKINSON LANE

The property has the option of being purchased as a stand-alone five bedroomed property, or can be bought with the link attached two bedroomed property to the side featuring a large workshop, two additional garages and office/storage space. An ideal investment for anyone running a business from home or has the potential to be converted into a large residential property as an annexe or additional rental income.

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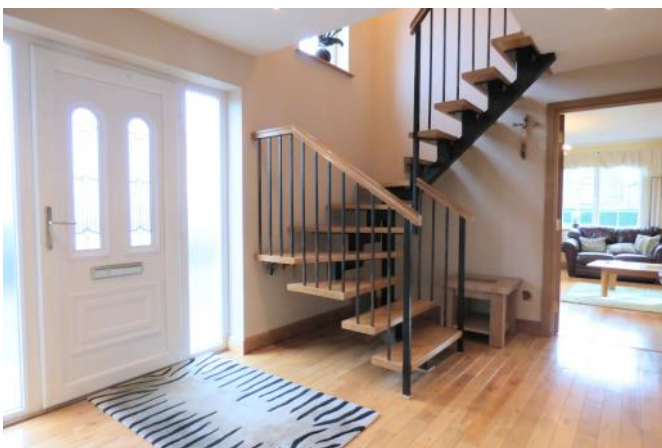
Internally this property has been completed to the highest standard with solid oak doors throughout, solid oak floors and architraves throughout. Anyone looking for a property in a ready to move in condition will find this of special interest. With its large living room, generous dining room, well-appointed dining kitchen, private home office space, ground floor WC, master bedroom with master suite, four additional bedrooms, beautifully presented house bathroom and fully boarded storage loft (with the potential for conversion – planning dependant).

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.

Owing to the unique opportunity on offer, large space available, immaculate internal condition and all offered with the benefit of NO CHAIN, an appointment to view is essential in order to fully appreciate this house.

From the front of the property a uPVC double glazed window, to the front elevation, opens into the

HALLWAY



A beautifully presented entrance hallway, that provides a fantastic first impression. Its light and bright appearance is created via the frosted uPVC

double glazed windows, either side of the door, to the front elevation, in addition to the ceiling inset spotlights and the stairwell uPVC double glazed window. A mirrored sliding door provides access to a cupboard with ample storage for coats and shoes. With a solid oak floor and single radiator.



From the hallway a solid oak door opens into the

LIVING ROOM



A grand open and light living room, well illuminated via two designer style central light fittings and bathed in natural light owing to the three large uPVC double glazed windows, with Georgian bar, to the side and front elevation. A feature gas fire, with black marble hearth and

mantelpiece, creates a charming central focal point for the whole room. With a solid oak floor, solid oak architraves and two double radiators.



To the rear of the room an archway creates an open plan feel, leading directly into the

DINING ROOM



A large and open family communal area, with ample room for a large family dining table. The dining room can also be accessed via a glass panel solid oak door from the hallway. Again, well illuminated via two central designer style light fittings and a uPVC double glazed window, with Georgian bar, to the rear elevation. With carpeted floor and double radiator.



From the hallway a solid oak door opens into the

DINING KITCHEN



A well-presented dining kitchen, presenting a more informal family eating area. The kitchen offers ample space throughout and benefits from laminated work surfaces to three walls, all with over and under counter cupboard and drawers. Another well illuminated room, this time by two sets of omni-directional ceiling spotlights in addition to the uPVC double glazed window, with Georgian bar, to the front elevation. With an integrated five ring gas hob, integrated Neff oven, Neff stainless steel extractor hood, double radiator, splashback tiling, solid oak flooring, plumbing for a dishwasher, ample space for an American style fridge/freezer unit and a stainless steel sink with stainless steel mixer tap.

To the rear of the dining kitchen a solid oak door opens into the

OFFICE



An ideal work space, nestled out the way, to the rear of the property. With a carpeted floor, omni-directional ceiling spotlight, uPVC double glazed window (with Georgian bar) to the rear elevation, and telephone access point.

From the hallway a solid oak door opens into the

WC

A highly useful addition to the property, providing ground floor facilities. With a tiled floor, tiled walls, pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the front elevation, ceiling inset spotlights and a single radiator.

From the hallway solid oak stairs lead up to the

LANDING

With a fitted carpet, numerous ceiling inset

spotlights, central stairwell chandelier, uPVC double glazed window (with Georgian bar) to the front elevation, loft access hatch (with wooden pull down ladder) and a uPVC double glazed door that leads onto the balcony.

From the landing a solid oak door opens into the

MASTER BEDROOM



A large master bedroom, offering ample space for a king sized bed with additional space for other bedroom furniture. The room features ample storage owing to the surrounding fitted wardrobes. With a central light fitting, uPVC double glazed window (with Georgian bar) to the

front elevation, carpeted floor, single radiator and television access point.

From the master bedroom a wood panel door opens into the

MASTER SUITE



Complementing the master bedroom perfectly is the large master suite: immaculately presented, with a modern design and highly functional layout. Well illuminated via numerous ceiling inset spotlights in addition to the frosted uPVC double glazed window to the side elevation. With a Jacuzzi jet style panel bath, water jet corner shower cubicle, his and hers vanity inset washbasins with over top mirrors, close coupled toilet, stainless steel towel radiator, corner bidet, under floor heating, full height wall tiling and a tiled floor.

From the landing solid oak doors open into

BEDROOM 2

A good sized second bedroom featuring a carpeted floor, central light fitting, television access point, uPVC double glazed window (with Georgian bar) to the side elevation, single radiator and central light fitting.



BEDROOM 3



Another good sized third bedroom with a carpeted floor, central light fitting, television access point,

uPVC double glazed window (with Georgian bar) to the front elevation, single radiator and central light fitting.

BEDROOM 4



A well-presented fourth bedroom featuring a carpeted floor, central light fitting, television access point, remote-control operated uPVC double glazed Velux skylight, single radiator and central light fitting.

BEDROOM 5



A generous fifth bedroom with a carpeted floor, central light fitting, television access point, uPVC double glazed window (with Georgian bar) to the

front elevation, single radiator and central light fitting.

HOUSE BATHROOM



An immaculately presented house bathroom, that features modern additions such as the under floor heating and the remote controlled uPVC double glazed Velux window. With a panel bath, over bath shower, pull back glass splash guard, his and hers pedestal washbasins, close coupled toilet, corner bidet, stainless steel towel radiator, full height wall tiles and tiled flooring throughout.

From the uPVC double glazed door, at the end of the hallway, access is provided onto the

BALCONY





A unique and fantastic addition to the property is the over garage balcony. Fully tiled, walled and fenced to create a secure and private space for a rooftop garden or somewhere to sit out and enjoy the sun.

DOUBLE GARAGE

The property benefits from a large double garage to the side of the building. The garage features two electric up and over doors, concrete floor, wall mounted shelving, numerous electric points, plumbing for a washing machine and is lit via ceiling strip lights. The double garage can also be accessed internally via a solid oak lockable external door.

GARDENS



To the front of the property there is a flower bed running the length of the building, either side of the main access to the property, enhancing the kerb appeal. There is ample space also on the front drive for a potted plant garden. Additional hedgerows provide privacy cover for the front driveway.

PARKING



To the side and front of the property is ample blocked paved driveway parking for 6+ cars.

The double garage provides two additional parking secure parking spaces.

2nd PROPERTY – 214 PARKINSON LANE, HX1 3UW



INCLUDED IN THE SALE PRICE

A unique addition with 212 Parkinson Lane is the ability to purchase the whole complex for a realistic price. An ideal add-on for anyone who is looking for space to run a business from home, use as an annexe or for conversion into a rental property - for additional income. Currently configured with a two-bedroomed first floor apartment, ground floor workshop, gym and storage area, in addition to the two further garages to the side. This property also features a balcony that backs onto the main house's balcony; a sizable building that offers a fantastic amount of potential to the main property.

From the front of the property a wooden door opens into the

PORCH

With ceiling inset spotlights and a wood laminate floor.

From the porch a wooden door opens into the

HALLWAY

With a carpeted floor, ceiling inset spotlights, single radiator and under stairs cupboard storage.

To the rear of the hallway a wood panel door opens into the

WC

With tiled walls, tiled floor, close coupled toilet, pedestal washbasin, uPVC double glazed window to the side elevation, plumbing & drainage for a washing machine and central light fitting.

From the hallway carpeted stairs lead up to the

LIVING ROOM



A large, open and spacious living room, featuring a beamed ceiling and ample room for a suite and dining table. The room is well illuminated via a set

of French doors, uPVC double glazed window to the front elevation, double glazed Velux window and a set of omni-directional ceiling inset spotlights. A gas fireplace, with marble hearth and wooden mantelpiece, original wooden beams, creates a charming central feature for the whole room. With a carpeted floor and a double radiator.



From the living room a wood panel door opens into the

UPPER HALLWAY

With a carpeted floor and ceiling inset spotlights.

From the upper hallway a wood panel doors open into the

KITCHEN



Making excellent use of the space on offer to create a highly functional kitchen. With two walls of laminated work surfaces, fitted gas hob, fitted oven, extractor hood, under counter cupboards, space for a fridge/freezer unit, central strip light, double glazed Velux window, single radiator, wood laminate flooring and tiled splash backs.



BEDROOM 1



A good sized main bedroom, that offers ample space for a double bed and additional bedroom furniture. With a carpeted floor, uPVC double glazed window to the front elevation, beamed ceiling, central light fitting and fitted cupboards.

BEDROOM 2



Another good sized bedroom with a carpeted floor, uPVC double glazed window to the front elevation, beamed ceiling, central light fitting and fitted cupboards.

BATHROOM



A well laid out bathroom that makes excellent use of the space on offer. With a corner panel bath, over bath shower, corner bidet, close coupled toilet, pedestal washbasin, vinyl floor, tiled walls, central light fitting, double radiator and a double glazed Velux window.

From the stairs, leading to the living room on the first level, a set of double glazed French doors open out onto the

BALCONY



Another excellent addition to the property, providing a seating area in a private location, or ideal for creating a rooftop garden. Fully enclosed by short stone wall and metal railing.

The next three rooms can be accessed from either the hallway for the apartment (but can be independently locked) or via the office/store room door to the front elevation.

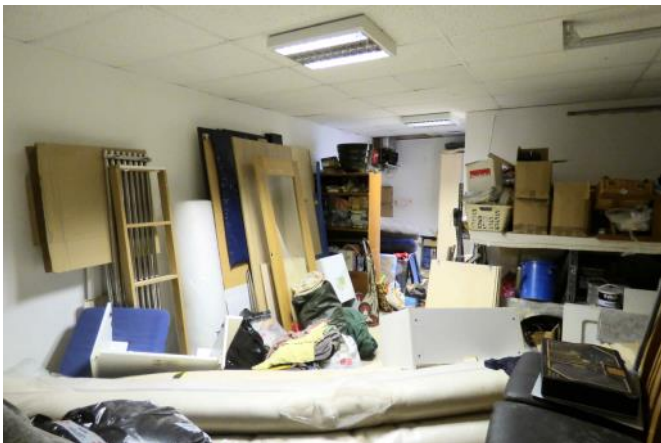
GYM / STORE ROOM

A large and open carpeted space, with a large wall mounted mirror to one end, which has been used for a home gym but would be ideal as a storage space or for a larger office area. With central light

fittings, double radiator and a uPVC double glazed access door.



GARAGE / WORKSHOP



The garage/workshop is the main storage area or workshop part of the building. Accessed via the two internal doors from the gym or office, or can be accessed via the main garage door to the outside; an ideal space to run an office or business. With a concrete floor, roller door, central light fittings and numerous electric points.

OFFICE / STORE ROOM

To the front of the building is a small office/store room. With a single radiator, carpeted floor, central strip lights and a uPVC double glazed

window to the front elevation.

To the front of the second building are two additional garages both with independently lockable doors.

BIKE / STORAGE GARAGE

An ideal bike garage or store room for the rest of the property. Also ideal for conversion to enhance the size of the buildings attached.

MAIN GARAGE

A much larger garage that can securely store a car or be additional storage space. Again, this could be used to enhance the space with the other buildings.

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.

DIRECTIONS

From Halifax Town centre head towards West View Park on Burdock Way (A58) for 0.6 miles. Turn right onto Parkinson Lane shortly after Peoples Park and travel for a final 0.8 miles. Just after Masonic Street on your left hand side, turn right onto a private drive and then immediately right again to enter the drive for 212. The property can be identified upon approach by a Marsh and Marsh Properties "For Sale" sign to the corner of the driveway.

For sat nav users the postcode is: HX1 3UW

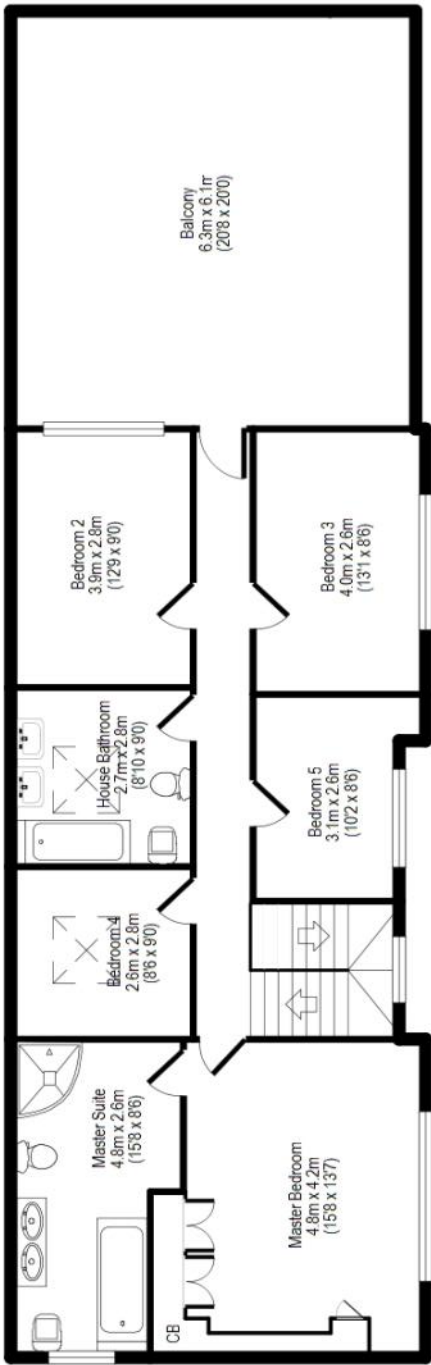
MORTGAGE ADVICE

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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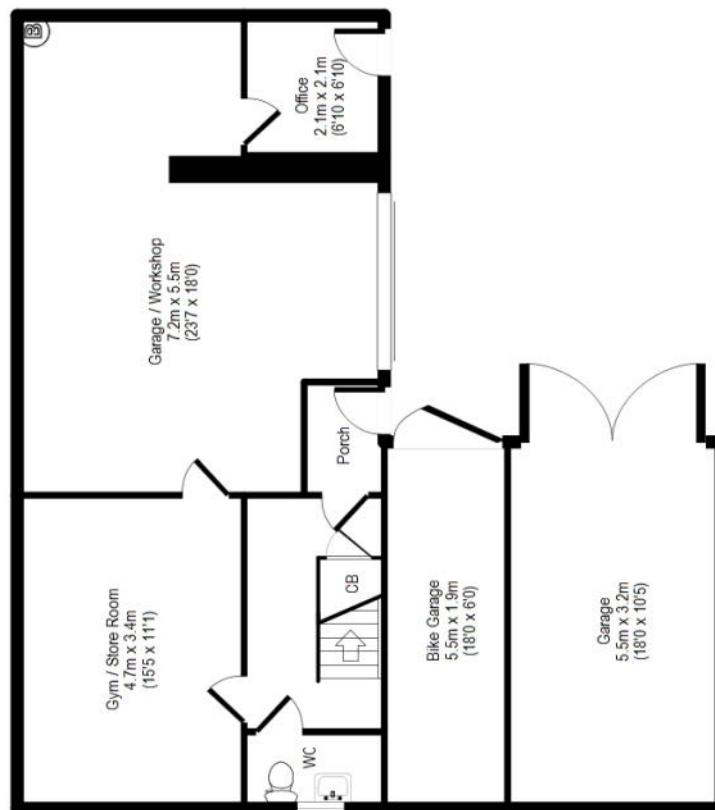
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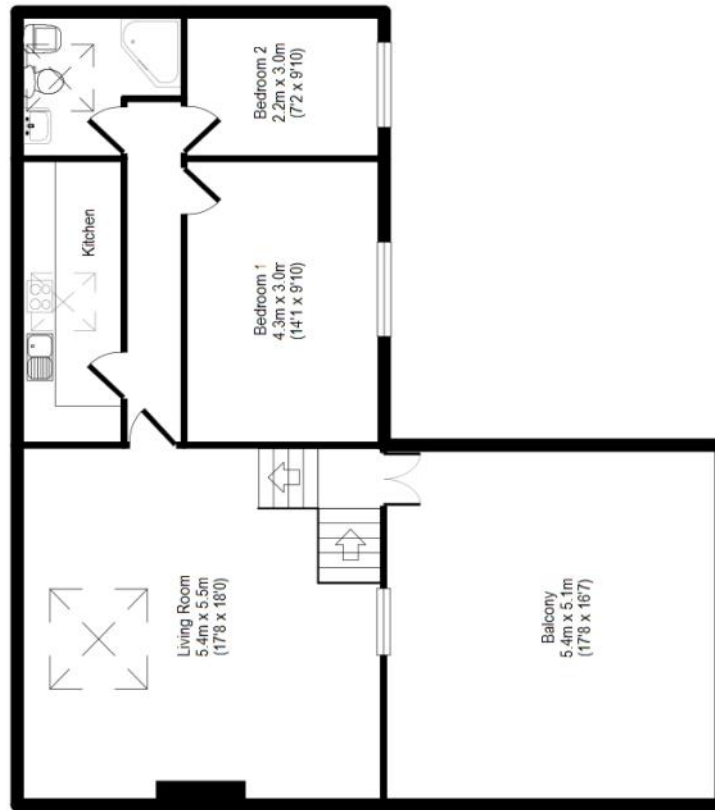
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Ground Floor



First Floor

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