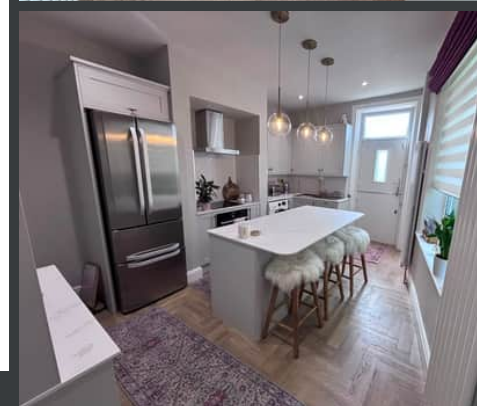




1 Park Place East, Halifax, West Yorkshire . HX3 8BA

A beautifully presented and deceptively spacious three-bedroom end-terraced home, ideally suited to a young family, professional couple or individual purchaser. Situated on a quiet residential street in Lightcliffe, this attractive property combines stylish modern interiors with a high-quality finish throughout. The accommodation offers a generous lounge with feature fireplace and multi-fuel stove, a beautifully appointed breakfast kitchen with island, three bedrooms, a contemporary shower room and useful storage cellar. Externally, the property benefits from attractive gardens to both the front and rear, together with on-street parking. An early viewing is highly recommended to fully appreciate the quality, space and presentation this lovely home has to offer.



£240,000 Freehold

FEATURES

- Three-bedroom end-terraced house
- Deceptively spacious accommodation
- Beautifully presented throughout
- Stylish modern interiors
- Generous lounge with feature fireplace and multi-fuel stove
- Contemporary breakfast kitchen with island and seating
- Modern shower room
- Attractive gardens to both front and rear

PROPERTY DESCRIPTION

If you are searching for a home that is presented in excellent condition then this charming three-bedroom end-terraced property is sure to appeal. Occupying a pleasant position on a quiet residential street, 1 Park Place East offers well-proportioned and thoughtfully presented accommodation arranged over two floors, with the added benefit of a useful cellar. The property has been finished in a modern and stylish manner, creating a welcoming home that is ready to move straight into. The ground floor comprises a spacious and comfortable lounge with an attractive feature fireplace incorporating a multi-fuel stove, together with a beautifully presented breakfast kitchen. The kitchen provides a range of modern wall and base units, a useful central island with seating and a selection of integrated appliances. To the first floor are three bedrooms, providing flexibility for family living, home working or guest accommodation, together with a contemporary shower room. Externally, the property benefits from gardens to both the front and rear. The front garden has been designed for low maintenance, with an attractive flagged patio enclosed by fencing, whilst the rear offers a pleasant pebbled garden enclosed by a stone wall. On-street parking is available to the front, rear and side elevations. The property is also well placed for access to local amenities and schools, with a variety of primary and secondary schools in the surrounding area. Brighouse bus and railway stations are within easy reach, whilst the M62 motorway is a short drive away, providing excellent connections towards Leeds, Bradford and the wider region.

With its attractive presentation, modern finish and versatile accommodation, an early viewing is strongly recommended.



ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hall

A well-presented entrance hall. Radiator. Door opens into:

LOUNGE

A spacious yet cosy lounge, with a window to the front elevation. An attractive feature fireplace with a multifuel stove and stone hearth. The property benefits from feature cornice to the ceiling. Radiator. A small step and door leading to:

KITCHEN

A particularly attractive and well-appointed kitchen fitted with a range of modern wall and base units, incorporating a modern induction hob with extractor and single oven, together with space for a large fridge freezer and plumbing for a washing machine and dishwasher. Appliances are included.

A useful central kitchen island provides additional preparation space and incorporates seating, making this an ideal area for informal dining and entertaining.

Windows overlook the front and side elevations, while a modern barn-style door provides access to the rear garden. Door providing access to the useful storage cellar.

FIRST FLOOR

LANDING

An attractive landing with split levels and doors to access. Loft access to a boarded out attic space with potential for another room and currently used as great storage.

BEDROOM ONE

A good-sized double room. With a window to the rear elevation. Radiator.

BEDROOM THREE

A room, currently used as a dressing room but would equally be ideal for an office space, nursery or additional single bedroom. Window to the side elevation.

BEDROOM TWO

A good-sized room with storage cupboard. Window to the side elevation.

SHOWER ROOM

A modern fitted shower room incorporating a low flush WC, Pedestal wash hand basin, shower with attractive tiles. Window to the rear elevation. Radiator.

GARDENS

To the front of the property is a charming, flagged, patio garden; enclosed with wooden fence surround, providing a private garden area. To the rear of the property there is a lovely pebbled garden area with stone wall surround.

PARKING

There is on street parking to the front, rear and side elevations.

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

For sat nav users the postcode is: HX3 8BA

MOTGAGE 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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