

# MARSH & MARSH PROPERTIES

20 St Giles Road, Lightcliffe, HX3 8BG

£175,000



This two bedroomed, brick-built, terraced, property is situated on the highly sought after and well-connected St Giles Road in the charming Lightcliffe village. An ideal property for any first time buyer, downsizing couple or anyone looking for a beautifully presented home. The property benefits from a low-maintenance front garden and a generous rear garden that is a real sun-trap; perfect to sit back and relax or for a barbeque. From the moment you arrive you will notice that this is that special something that you have been looking for.

Internally the property has been renovated and modernised to a good standard, offering the potential for any prospective buyer to move in with little to no work required. With its generous living room (featuring a large and modern wood burning stove), well-appointed kitchen, two double bedrooms and a beautifully presented house bathroom. The house also benefits from charming outlooks to both the front and rear elevations with trees and wildlife a-plenty offering a peaceful nature-rich sound.

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

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The property is conveniently located, being just a 3-minute drive from Hipperholme village centre and just 5 minutes from Brighouse town centre. The property is within the catchment area of good primary and secondary schools, all within walking distance. Brighouse train station is a short 10 minute drive, offering fantastic local connections and access to the Grand Central train service. The M62 motorway is just a 12 minute drive from the property offering easy access to the major cities of Leeds, Bradford and Manchester; presenting an ideal commuter location.

Owing to the fantastic amount on offer with this property, it's sought after location and generous rear garden, an appointment to view is essential in order to fully appreciate this home.

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

### LIVING ROOM



The generous living room offers an ideal communal space that can accommodate a three piece suite along with additional furniture. The main feature of the room is the large and modern wood burning stove, set on a stone hearth and

with wooden mantelpiece. With a wood laminate floor, central light fitting, wall mounted light fittings, double radiator, uPVC double glazed window to the front elevation and television access point.



From the living room a wooden door opens into the

### KITCHEN



A beautifully presented and highly-functional kitchen that offers ample work space owing to the laminated work surfaces to three sides. A uPVC double glazed door offers access into the rear garden. The kitchen is bathed in natural light owing to the uPVC double glazed window

overlooking the rear garden that, when twinned with the numerous ceiling inset spotlights, makes this a light and bright space. The kitchen has ample storage space owing to the over and under counter cupboards and drawers in addition to an under stairs storage cupboard. With a range style cooker unit, stainless steel extractor hood, plumbing for a washing machine, space for a dryer, fitted fridge/freezer and a stainless steel sink with stainless steel 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 generous master bedroom that can easily accommodate a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window overlooking the trees to the front elevation.

### BEDROOM 2



Another good sized bedroom that could accommodate a double bed, which is currently utilised as a work from home office and dressing room. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window, to the rear elevation, that affords a fantastic view over the gardens.

### BATHROOM



A beautifully presented and newly renovated, modern, house bathroom that makes excellent use of the space on offer. With a panel bath, over bath rainfall style shower, glass splash guard, vanity inset washbasin, close coupled toilet, ceiling inset spotlights, tiled walls, vinyl flooring, frosted uPVC double glazed window to the rear elevation, stainless steel towel radiator and an illuminated wall mounted mirror.

## GARDENS

To the front elevation is a low-maintenance, slate and stone walled front garden that offers a smart frontage to the property.



To the rear is a real sun-trap garden, featuring a decked seating area - to the edge of the property - that leads into a generous artificial lawn garden. At the far end of the garden is a patio seating space that also houses the wood store for the wood-burning stove.

## PARKING



The property benefits from on street parking.

## 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: ///shelf.rear.fade

Google Plus Code: P5CW+RJ4 Halifax

For sat nav users the postcode is: HX3 8BG

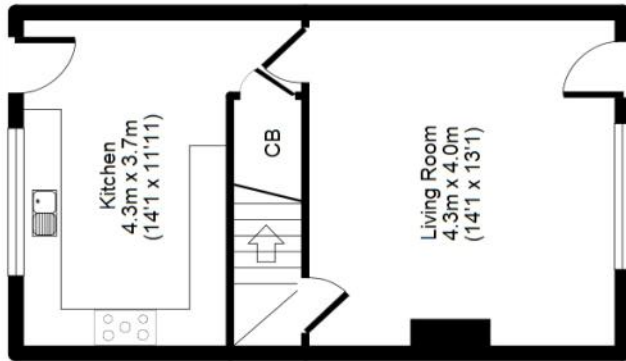
## MORTGAGE ADVICE

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.

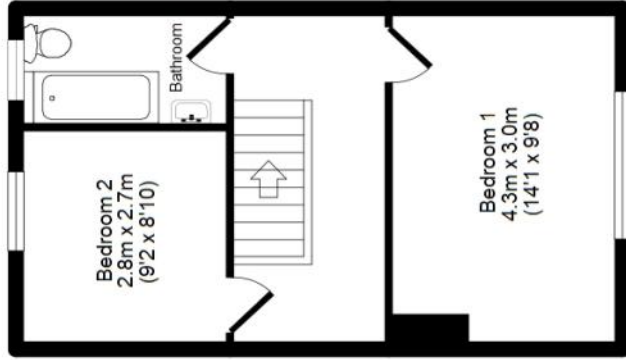
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respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

## 20 St Giles Road, Lightcliffe, HX3 8BG



Ground Floor



First Floor

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.

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