

# MARSH & MARSH PROPERTIES

*26 Myrtle Avenue, Halifax, HX2 8HS*

*£195,000*



A rare and exciting opportunity to own a fully renovated semi-detached, brick built property. This property has a whole host of features and is offered at a realistic asking price. This property offers a large amount of space throughout and must be viewed internally to be fully appreciated. A property that will be of special interest to a first time buyer, growing family or anyone looking for that something a little special.

The front of the property certainly has a kerb appeal with its elevated position and grass bank leading up to the property. A stone wall borders the front with a small flower garden, again enhancing this property's appeal. To the rear of the property is a good sized, and fully landscaped, south-west facing garden, providing a real sun trap.

Internally this property certainly presents the "wow" factor. A full internal renovation means this property is offered in a condition that any prospective buyer can take immediate possession with no work required. The property benefits from a part internal re-wiring, new Worcester boiler, new gas fire and fireplace. With its large and open living room, that leads directly into a good sized dining room, brand new large fitted kitchen (with all new units and appliances), three large bedrooms that all offer fantastic storage space and a newly fitted bathroom. It is rare that such a delightful property becomes available on the market, especially at such a reasonable asking price.

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

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This property benefits from being within the catchment area of an outstanding secondary and good primary school, both within quick and easy walking distance. The property is situated on a quiet street and offers quick commuting routes into the historical town centre of Halifax. It is also within 10 minutes' drive of Halifax train station which offers cross Pennine connections, as well as regular services to the surrounding cities, and access to the Grand Central London train line. The M62 motorway is also only 18 minutes away offering excellent commuting potential.

Owing to the stunning internal condition, realistic price tag and numerous defining features this property has to offer an internal inspection is highly recommended.

From the front garden a uPVC double glazed door opens into the

### **PORCH**

An excellent addition to the property, creating a barrier from the external to the internal aspect. A half brick and half uPVC double glazed window construction and benefitting from a matting style flooring.

From the porch a solid wooden door, with a large double glazed window, opens into the

### **HALLWAY**



The perfect reception into the property, this large and open hallway is welcoming and has plenty of space throughout. A bright area with a frosted uPVC double glazed window to the side elevation and central light fitting. The hall offers fantastic storage space with an under stairs cupboard. With wood laminate floor and telephone point.

From the hallway a wood glass panel door opens into the

### **LIVING ROOM**



A large and open plan living room that is well illuminated owing to the large uPVC double glazed window to the front elevation and central light fitting. A brand new gas fireplace creates a natural centre feature for the whole room, with its marble hearth and mantelpiece. With wood laminate floor, fitted blinds, double radiator and TV point.

The living room has an archway that leads directly into the

## DINING ROOM



A good sized dining room that offers ample space for a large family dining table. The room offers views overlooking the garden, to the rear of the property, from its uPVC double glazed window. With central light fitting, double radiator and wood laminate floor.

From the dining room a wood glass panel door opens into the

## KITCHEN



A truly stunning kitchen that offers a large amount of space, ideal for any culinary enthusiast. Freshly installed with all new fixtures and appliances throughout to create this modern and highly

functional space. The room is fantastically illuminated owing to numerous ceiling inset spotlights, under cupboard spotlights and two mullioned uPVC double glazed windows to the rear elevation and a frosted uPVC double glazed window to the side elevation. There is ample workspace with laminated work surfaces to all four walls, all with both over and under counter cupboards and drawers. With a fitted gas New World hob, fitted New World oven, stainless steel extractor, modern and stylish glass splashback, single radiator, high quality tiled flooring, plumbing for a dishwasher, plumbing for a washing machine, space for a fridge freezer unit, stainless steel sink and stainless steel mixer tap.



From the hallway carpeted stairs leads up to the

## LANDING

A large open and spacious landing that benefits from ample storage with a fitted cupboard in the middle of the landing. With uPVC double glazed window to the side elevation, fitted carpet, single radiator and central light fitting.

From the landing wood panel doors open into

## BEDROOM 1



A generously sized bedroom that offers more than ample space for a king sized bed. There is also plenty of additional storage space provided by the fitted cupboards. The room is bathed in natural light owing to the large uPVC double glazed window to the front elevation. With fitted carpet, single radiator and central light fitting.



## BEDROOM 2



Another good sized room that offers views across the garden to the rear of the property from its mullioned uPVC double glazed windows. With fitted carpet, single radiator, central light fitting and fitted cupboard storage to the rear of the room.

## BEDROOM 3



A good sized third bedroom that would make the ideal room for a child's room, guest bedroom or office. Well illuminated owing to a central light fitting and two uPVC double glazed windows in a dual aspect orientation. With single radiator, fitted carpet and fitted cupboard.

## BATHROOM



A well-presented and laid out bathroom that makes excellent use of the space on offer. Brand new fixtures and fittings throughout creates this modern and stylish bathroom that offers a neutral décor. With panel bath, over bath shower, glass splash guard, vanity inset washbasin, close coupled toilet, frosted uPVC double glazed window to the rear elevation, single radiator, central diffuser light fitting, full height tiled walls and vinyl flooring.

## GARDENS

At the rear of the property are the freshly landscaped gardens. Starting at the edge of the property is a small patio area leading into a sloped shrub and plant garden that borders a flagged pathway leading up to the first tier. The first (and largest) tier is a large lawned area, again bordered

by a shrub and flower garden. From the first tier another set of flagged steps leads up to the second tier. A flagged and concrete patio area that presents the ideal location for a barbeque or to entertain. The whole garden is bordered by a hedge to create a private and enclosed space, ideal for children or pets to play.



To the side of the property are three, brick built, storage huts. All with lockable wooden doors and provide excellent storage space, with one providing drainage and water.



At the front of the property is a further patio garden with flower border trim and stone wall enclosing the front garden. The front garden increases the property's curb appeal and has a metal gate to one side.

#### **PARKING**

This property benefits from ample on street parking.



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.

### **GENERAL**

The property has the benefit of all mains services, gas, water and electric with the added benefit of new uPVC double glazing. There is a new boiler system installed (Worcester boiler), part re-wire, full redecoration and renovation, new kitchen, new bathroom and some new doors in the property.

### **TO VIEW**

Strictly by appointment - please telephone Marsh & Marsh Properties on 01422 648 400.

### **DIRECTIONS**

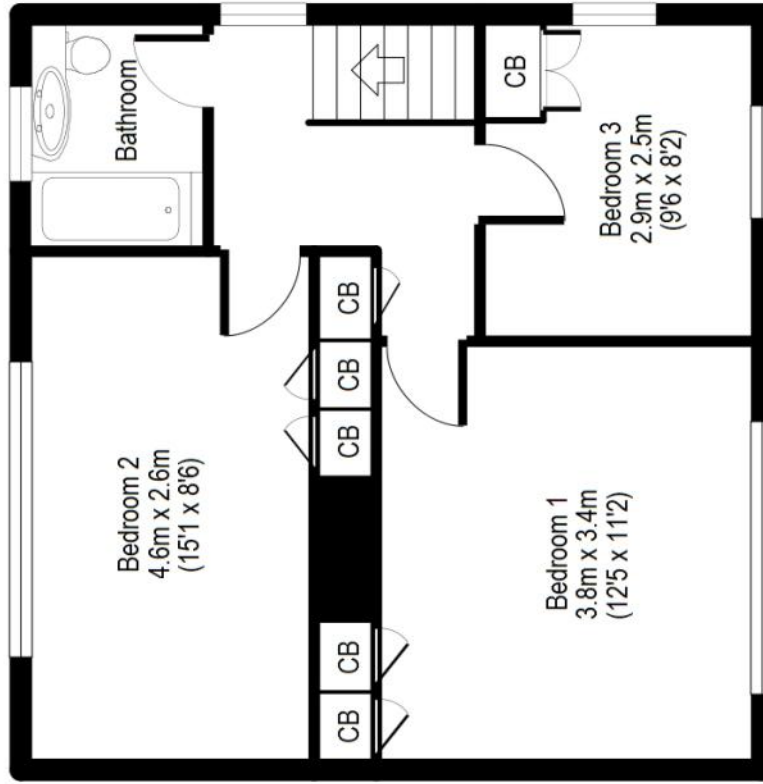
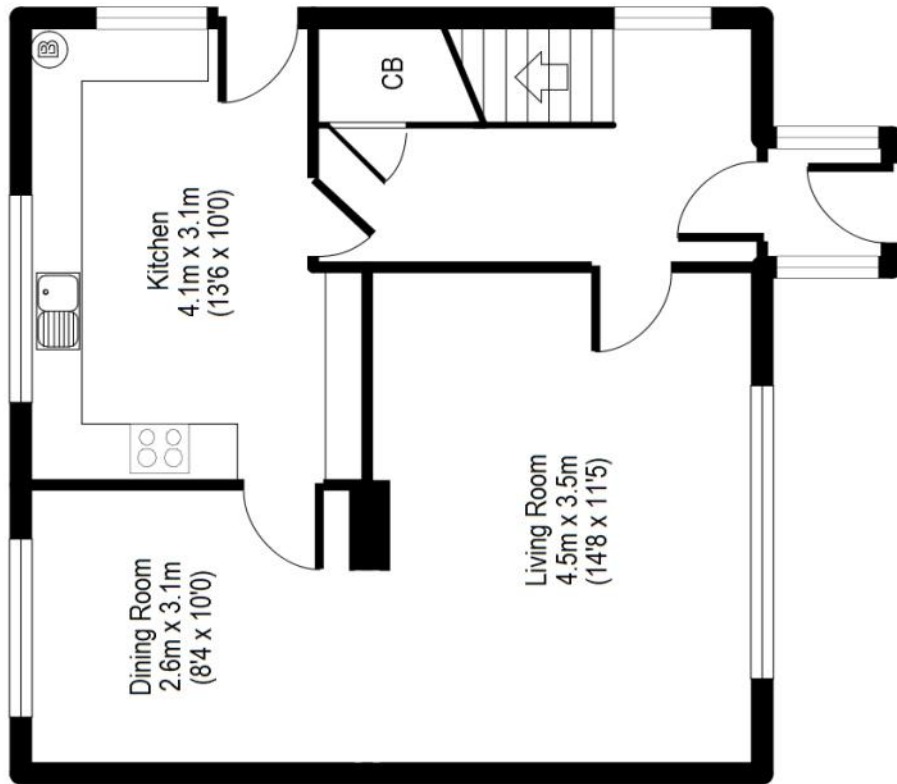
From Halifax town centre travel towards Ovenden via the Ovenden Road (A629) and continue straight for 2.2 miles. Shortly after Crossley Juniors AFC turn left onto Myrtle Avenue and continue on for a final 0.1 miles. The property will be located on the right hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HX2 8HS

### **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.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. 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



For illustrative purposes only. Not to scale. Room dimensions are given as averages.

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