

MARSH & MARSH PROPERTIES

111 Fairfax Crescent, Southowram, HX3 9SG

£175,000



This charming three bedroomed, semi-detached, property is situated on a quiet cul-de-sac in the highly sought after Southowram village. This is an ideal property for any first-time buyer, growing family or property investing landlord looking for a house that has a surprising amount of space both internally and externally. This property benefits from ample driveway parking space for 2 cars, on a brick paved area, to the front elevation. The house has extensive gardens with a patio seating area, to the side elevation, with multi-tiered levels and covered section. To the edge of the patio is a lawned garden with paved stepping stone feature. To one side is a second raised patio with wooden hut storage. The garden's fully enclosed nature presents an ideal and safe space for children or pets to play.

Internally this property will definitely impress, being in good condition throughout and offered with a modern and stylish décor, providing a new home that is ready to move into. Its large rooms throughout and large windows offer a light and bright space. With its well-presented living room, modern and highly functional dining kitchen, utility room, separate TV room, three good sized bedrooms (two with ample room for a king sized bed) and family bathroom.

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

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The property is within a short 5 minute drive of Halifax and Brighouse town centres, providing access to shops and services. Both towns also provide access to well-connected train stations with regular rail services to all surrounding major hubs and access to the Grand Central train service. The property is also just 12 minutes from the M62 motorway providing quick links to the major cities of Leeds, Bradford and Manchester. The property is within walking distance of good primary schools and within a short drive of the outstanding secondary schools.

Owing to the whole host of features on offer with this property, its generous internals, ideal family friendly nature and popular location, an internal viewing is highly recommended in order to fully appreciate this rare opportunity.

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

DINING KITCHEN

The front doorway opens into a hallway, that is incorporated into the dining kitchen, providing an ideal entrance area and welcome into the property.



The dining kitchen is a beautifully presented and modern space, well illuminated owing to the ceiling inset spotlights, under cupboard spotlights and a large uPVC double glazed window overlooking the rear garden. Its laminated work surfaces to three walls, all with over and under counter cupboards and drawers, provides ample work space; ideal for any culinary enthusiast. The central area of the kitchen offers ample space for a dining table. With its integrated four ring gas hob, integrated oven, integrated dishwasher, vertical style modern radiator, splashback tiling, vinyl tile flooring, fitted fridge freezer and a stainless steel sink with stainless steel mixer taps.

From the kitchen a wooden door opens into the

UTILITY ROOM



The utility room is a fantastic and useful addition to the property providing space and plumbing for a washing machine and dryer under a laminated work surface. The utility room also houses a low flush toilet and counter inset washbasin providing highly useful WC facilities for the ground floor. With vinyl tile flooring, frosted uPVC double glazed window to the rear elevation, ceiling inset spotlights and a stainless steel towel radiator.

From the kitchen a uPVC double glazed door opens into the

TV ROOM



Another useful addition to the property is this TV room/usable room. Currently housing a sofa and wall mounted television to create a snug. The room offers access to the rear elevation via a uPVC double glazed door and the room is well lit via a central light fitting in addition to two uPVC double glazed windows to the rear and side elevations. With a tiled floor and single radiator.

From the rear of the kitchen a wood panel door opens into the

LIVING ROOM

A large and open living room offering an ideal

family communal area. This room is well lit via a designer style central light fitting and bathed in ample natural light owing to two uPVC double glazed windows to the front elevation. An inset multi-fuel stove provides a fantastic central feature with its stone hearth and mantelpiece and is able to effectively heat the whole room (and house) making it a cosy environment. With its painted wooden floors, single radiator and television access point.



From the rear of the living room a wood panel door opens onto a small carpeted hallway, with central light fitting, leading to carpeted stairs that lead up to the

LANDING



A bright and open landing with its carpeted floor, single radiator, central light fitting, uPVC double glazed window to the side elevation and loft access hatch.

From the landing a wood panel door opens into

BEDROOM 1



A generous master bedroom offering ample space for a king sized bed along with additional bedroom furniture. This bedroom benefits from a large uPVC double glazed window, to the rear elevation, overlooking the rear gardens. With a central light fitting, carpeted floor and single radiator.

BEDROOM 2



A good sized second bedroom again offering ample space for a king sized bed along with additional bedroom furniture. With uPVC double glazed window to the front elevation, wood laminate flooring, single radiator and central light fitting.

BEDROOM 3



A good sized third bedroom that is ideal for a guest room, home office or child's bedroom. The third bedroom also features a fitted cupboard that utilises the bulk head to provide further storage space. With uPVC double glazed window to the front elevation, carpeted flooring, single radiator and central light fitting.



ideal space for children and pets to play in a secure environment whilst providing an ideal spot for a barbeque or to entertain. To the side of the property is a flagged, multi-tiered, patio seating area and featuring a covered patio furniture area. To the edge of the patio is a lawned garden with corner to corner flagged stepping stone feature. To the side of the rear garden is a raised patio that houses a wooden garden hut for storage.

HOUSE BATHROOM



A large and spacious house bathroom that offers a modern décor and colour scheme to create a highly functional space. The room is lit numerous ceiling inset spotlights and receives further natural light owing to a large frosted uPVC double glazed window to the rear elevation. With a wood laminate flooring, free standing feature bath, corner shower cubicle, vanity inset modern shaped washbasin, towel radiator, extractor fan, close coupled toilet and splashback tiling.

GARDENS

The property benefits from fully enclosed gardens to the side and rear of the property providing the



PARKING

To the front of the property is a brick paved driveway that has space for 2 cars.

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.



round and turn right to stay on Fairfax Crescent for 0.1 miles. Turn right to stay onto Fairfax Crescent and head into the cul-de-sac. The property will be located at the head on your left hand side and will be identified by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HX3 9SG

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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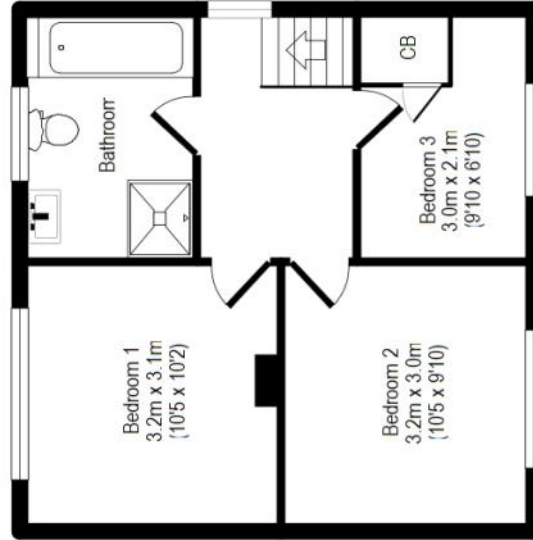
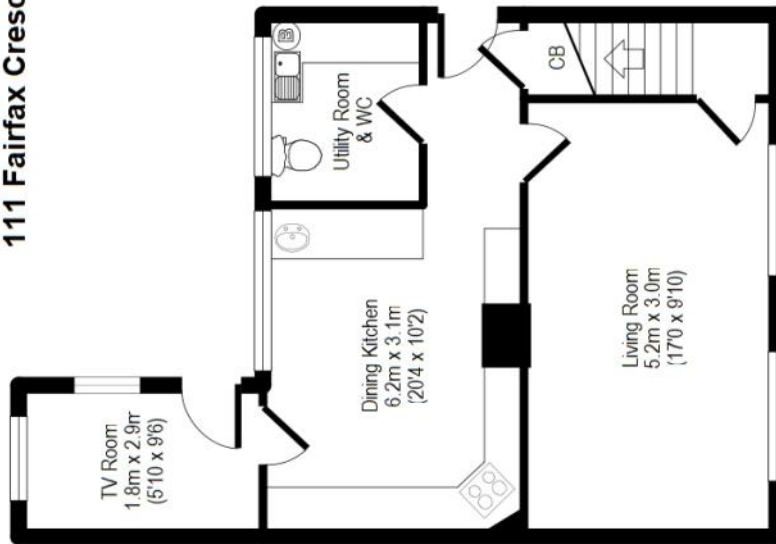
TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

DIRECTIONS

From Halifax town centre head towards Southowram on Beacon Hill Road for 0.2 miles as it turns into Godley Branch Road and then after a further 0.2 miles turns back into Beacon Hill Road. After 0.5 miles continue onto Bank top and then a further 0.2 miles as it turns into Law lane. After a final 0.3 miles turn onto Fairfax Crescent just after Withinfields Primary School. Follow the road

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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.
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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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