MARSH & MARSH PROPERTIES

54 Broadway, Southowram, HX3 9PF *£160,000*

Located on Broadway, a quiet residential location in the heart of the Southowram village, is this charming, two bedroomed, terraced, property. Offered with the added advantage of being with NO CHAIN, the property is ideal for a property investor or first time buyer looking for something they can put their own stamp onto. The house benefits from a tarmac driveway, to the front elevation, that offers private parking. To the rear of the property is a low-maintenance patio garden that features a storage shed.

Internally the property offers a fantastic amount of potential throughout, offering any prospective buyer to put their own stamp onto the property to create something special to their own tastes. With its warm and welcoming living room, surprisingly spacious dining kitchen, rear porch, two double bedrooms and house bathroom. Just step inside and you will immediately realise the fantastic potential on offer.

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

Tel: 01422 648 400 *info@marshandmarsh.co.uk* *www.marshandmarsh.co.uk*

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 a short distance 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 fantastic features on offer with this charming, two bedroomed, property - including its private parking, internal potential and well-connected location, all with the added benefit of NO CHAIN - an appointment to view is essential.

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

HALLWAY

A short entrance hallway that features a carpeted floor, central light fitting and wall mounted coat hooks.

From the hallway a wooden door opens into the

LIVING ROOM

A cosy living room that offers space for a three piece suite along with additional furniture. The uPVC double glazed bay windows, to the front elevation, bathe the whole room in natural light that can be enhanced by the central light fitting and wall mounted light fittings. A central chimney breast mounted electric fireplace creates a charming feature for the living room. With a carpeted floor, cornice to ceiling and a television access point.

From the living room a wooden door opens into the

DINING KITCHEN

A surprisingly open space that features ample room for a dining table to one side with a small kitchen setup to the opposite side of the room. With laminated work surfaces to one wall that features over and under counter cupboards and drawers. An under stairs cupboard acts as additional pantry storage space. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation, electric fireplace, plumbing for a washing machine, space for a fridge/freezer, two uPVC double glazed windows

to the rear elevation and a stainless steel sink with stainless steel taps.

From the dining kitchen a wooden door opens into the

REAR PORCH

An ideal additional storage space that also offers access to the rear garden. With a tiled floor, central light fitting, uPVC double glazed window to the side elevation and an external wooden door.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, central light fitting and a loft access hatch.

From the landing wooden doors open into

BEDROOM 1

A spacious master bedroom that can accommodate a king sized bed along with additional bedroom furniture. The room benefits from two fitted wardrobes to either side creating plenty of storage space. With a carpeted floor, central light fitting and a uPVC double glazed window to the front elevation.

BEDROOM 2

Another good sized bedroom that can accommodate a double bed along with additional

bedroom furniture. With a carpeted floor, uPVC double glazed window to the rear elevation and a central light fitting.

BATHROOM

A neatly laid house bathroom that features a panel bath, pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the rear elevation, tiled splashbacks, carpeted floor, central light fitting and an airing cupboard that houses the water cylinder and tank.

GARDEN

To the rear of the property is a flagged patio garden with a storage shed; an ideal low-maintenance place, perfect to sit out and relax.

PARKING

To the front of the property is a tarmac parking driveway for a car.

GENERAL

The property has the benefit of mains services, electric and water with the added benefit of uPVC double glazing and fitted alarm system. The property has no gas supply to the building currently.

TO VIEW

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

LOCATION

What3words: ///ocean.dragon.urban
Google Plus Code: P574+QVJ Halifax
For sat nav users the postcode is: HX3 9PE

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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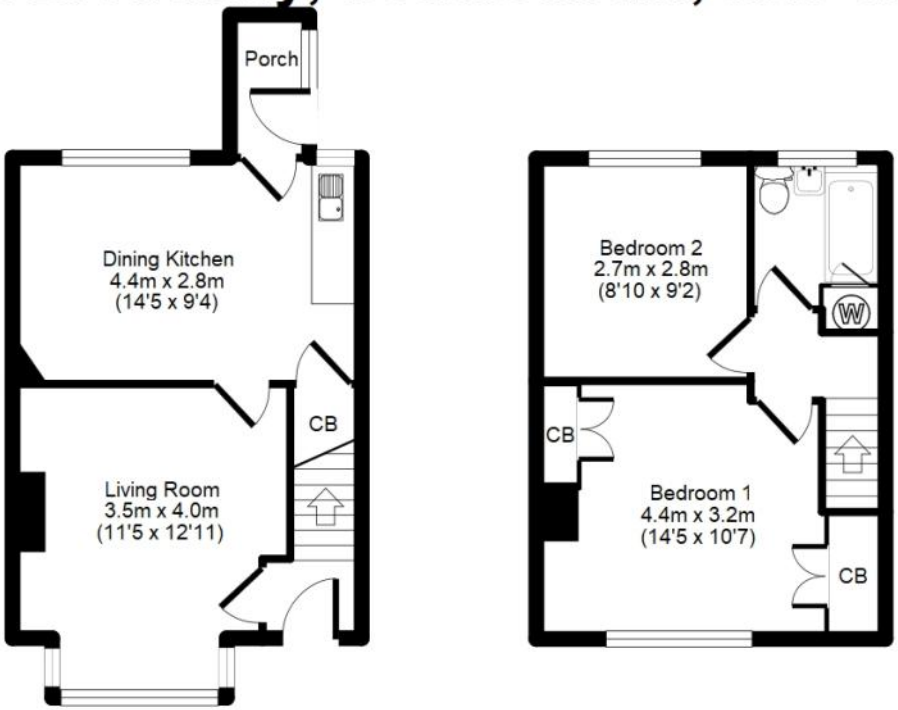

Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 57 sq. m / 609 sq. ft

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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