

# MARSH & MARSH PROPERTIES

4 Central Buildings, Holywell Green, HX4 9HQ

£150,000



**\*\*ATTENTION ALL YOUNG COUPLES, FIRST TIME BUYERS OR BUT-TO-LET INVESTORS\*\*** This is a fantastic opportunity for anyone hoping to jump onto the housing ladder with this **THREE BEDROOM** mid-terraced property situated in the well-sought-after location of Stainland. Ideally positioned within walking distance of highly regarded schools, with scenic country walks on your doorstep and quick and easy access to the M62 motorway. In brief, the ground floor comprises an entrance vestibule, a spacious lounge, and a dining kitchen with a rear entrance and access to a large basement. To the first floor is a landing, two double bedrooms, a single bedroom, a bathroom, and a separate W/C. Externally, the property benefits from a small rear yard. An internal inspection is strongly advised to genuinely appreciate what this home has to offer.

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

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### ENTRANCE VESTIBULE

An entrance vestibule with a front door and window providing natural light, decorative ceiling coving, an internal window, and a door leading into the lounge.

### LIVING ROOM 4.4 x 4.6m (14'5 x 15'1)



A large and spacious lounge featuring a storage cupboard formerly housing the staircase, decorative ceiling coving, wood effect laminate flooring, a radiator, and a double-glazed window.

### DINING KITCHEN 4.4 x 4.6m (14'5 x 15'1)



A fitted dining kitchen with wall and base units including a sink with chrome mixer tap and splashback tiles. Appliances include a built-in

oven, hob, and extractor fan, with the combination boiler also housed within this room. Additional features include a radiator, wood effect laminate flooring, and a double-glazed window.



### REAR ENTRANCE

A rear entrance with a door and window providing access into the dining kitchen.

### BASEMENT



A large, vaulted cellar offering excellent and versatile storage space.

### LANDING

The first-floor landing providing access to all upstairs rooms.

**BEDROOM ONE 4.4 x 3.6m (14'7 x 11'9)**



A large double bedroom with ceiling coving, a radiator, and a double-glazed window.

**BEDROOM TWO 2.8 x 3.4m (9'0 x 11'1)**



A double bedroom with ceiling coving, a radiator, and a double-glazed window.

**BEDROOM THREE 1.7 x 3.4m (5'6 x 11'1)**

A single bedroom with ceiling coving, a radiator, and a double-glazed window.



**BATHROOM**



A four-piece bathroom suite comprising a bathtub, a glass shower cubicle with a shower above, a pedestal sink, and a low flush toilet. Additional features include tiled walls, wood effect laminate flooring, ceiling coving, an extractor fan, and a radiator.

**W/C**



A separate W/C with a low flush toilet, pedestal sink, plumbing for a washing machine. Additional features include shelving, ceiling coving, an extractor fan, and wood effect flooring.

## **EXTERNAL**

To the rear of the property is a Yorkshire stone flagged courtyard.

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First Floor

Ground Floor

Basement

120 sq. m / 1286 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. All images and dimensions are not intended to form part any contract or warranty.  
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