

MARSH & MARSH PROPERTIES

5 Meadow Lane, Halifax, HX3 5JP

£165,000



This well presented semi-detached property is located in a quiet residential location and will certainly be of special interest to a first time buyer, small family or property investor. The property benefits from being offered with NO CHAIN. Benefitting from pleasant views across the valley, creating a green outlook to the rear elevation from the south facing garden. The property offers driveway parking for two cars (one covered by a car port) and a further space via a garage at the rear of the property. There are gardens to the front and rear with a charming patio garden at the front, increasing curb appeal, and a multi-tier decked and lawned south facing garden to the rear; ideal for children or entertaining.

Internally the property is presented in a modern and good condition throughout, offering the opportunity for a buyer to move in with little work required. A bright property, owing to the large uPVC double glazed windows throughout, creating a light and pleasant atmosphere. With its welcoming living room, well-appointed breakfast kitchen, bright conservatory (affording views over the valley and garden), large master bedroom, good sized second bedroom (space for a double bed) and smart family bathroom. The property benefits from ample storage space and displays a warm and welcoming atmosphere throughout.

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The property benefits from local outstanding primary and secondary schools, including a number of well-regarded grammar schools. The property is also only a short 5 minutes' drive from Halifax town centre providing access to its fantastic range of shops and services. There are regular bus connections close to the property providing further access to Halifax and the surrounding area. Halifax train station presents access to its large range of rail connections including the Grand Central train line. The M62 is also a 15 minutes' drive away from this property via junction 24.

Owing to the large range of features, good internal condition and sought after residential location an appointment to view is highly encouraged to fully appreciate all this property has to offer.

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

HALLWAY

A welcoming reception into the property; the hall offers ample hanging space and room for shoes. With a double radiator, cornice to ceiling, central light fitting and uPVC double glazed window to the side elevation.

From the hallway a wood panel door opens into the

LIVING ROOM



A good sized living room that makes the most of the large uPVC double glazed window to the front elevation, overlooking the garden, by bathing the room in natural light. A modern gas fireplace provides a natural central feature for the living

room with its polished marble hearth and wooden mantelpiece. The modern décor and style of the room creates the ideal family communal space. With carpeted floor, central light fitting, fitted window blinds, double radiator, TV access point and telephone access point.



From the living room a wooden glass panel door opens into the

BREAKFAST KITCHEN



Another bright room. The breakfast kitchen is well illuminated via two sets of four omni-directional ceiling spotlights at opposite ends of the room, in addition to a uPVC double glazed window to the rear elevation overlooking the garden. The

kitchen offers a large amount of storage space with its over and under counter cupboards in addition to the under stairs pantry. With a fitted Bosch gas hob, fitted Indesit oven, stainless steel Hotpoint extractor hood, laminated work surfaces, double radiator, plumbing for a washing machine, splashback tiling, vinyl flooring, fitted fridge freezer unit, stainless steel sink and stainless steel mixer tap. There is room for a small table and chairs.



From the breakfast kitchen a glass panel door opens, leading into the

CONSERVATORY



The conservatory provides an excellent vantage

point for a view of the garden and valley beyond. A very bright room owing to the surrounding uPVC double glazed windows to all 3 external sides. An ideal space for a sitting area or an extra dining space. With wood laminate flooring, fitted blinds, ceiling spotlights, double radiator and a uPVC double glazed door that leads out onto the patio area.

From the hallway a carpeted staircase leads up to the

LANDING

A bright landing owing to a uPVC double glazed window at the top of the stairs. With a single radiator, fitted carpet, central light fitting, cornice to ceiling and central light fitting.

From the landing wood panel doors open into

BEDROOM 1



A large master bedroom that offers ample space for a double bed. A walk-in style wardrobe has been created with the bulk head space, accessed via an arch, offering a fantastic amount of storage space. A large uPVC double glazed window to the front elevation provides plenty of natural light for the whole room. With double radiator, central

light fitting and carpeted floor.



double bed. With uPVC double glazed window to the rear elevation, benefitting from the valley views, central light fitting, carpeted floor and single radiator.



BEDROOM 2



A good sized second bedroom that has space for a

BATHROOM



A well-presented and modern style bathroom with large tiling to all walls with a central mosaic motif. With panel bath, electric shower, glass splashback, pedestal wash basin, single radiator, frosted double glazed window to the side elevation, low flush toilet, vinyl flooring and a central light fitting.

GARDENS



At the front of the property is a charming and low maintenance garden that borders the driveway.

Enclosed on two sides by a stone wall this patio garden leads from the property and ends in a small shrub planter with an assortment of bushes, creating a charming kerb appeal for the property.



To the rear of the property is a multi-tier garden. From the edge of the property is a decked area; ideal for entertaining or sitting out and enjoying its south facing orientation. Wooden steps lead down to a lower level artificial lawn garden, fully enclosed by wooden fence creating an ideal space for children and pets to play. A lockable wooden gate provides access down to the rear garage.

PARKING

The property provides private parking for three

cars: One in the garage to the rear of the property, accessed by private road, one in the car port to the side of the property and another on the front drive.



GENERAL

The property has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating throughout.

TO VIEW

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

DIRECTIONS

From Halifax town centre head towards the Dean Clough Mills on Ovenden Road (A629) for 0.4 miles and turn left onto Shroggs Road by the B&Q superstore. At the roundabout take the 2nd exit and stay on Shroggs Road for a further 0.4 miles. Take the slight left onto Hebble Lane for a further 0.4 miles and then turn right onto the City Lane and then the first turning left onto Meadow Lane. The property will be on your left hand side and can be identified by the Marsh and Marsh Properties "For Sale" sign in the front garden.

For sat nav users the postcode is: HX3 5JP

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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First Floor

Ground 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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