

MARSH & MARSH PROPERTIES

97 Lee Mount Road, Halifax, HX3 5EQ

£132,500



Situated on a quiet road, on the outskirts of Halifax, is this charming, two bedroomed, semi-detached, property. This property is offered with the added advantage of NO CHAIN. Presented with a cottage style feel, this home is an ideal property for any first time buyer or property investing landlord looking for a pleasant new home. The house benefits from a beautifully presented lawned and shrub garden to the front that not only provides a charming outlook but also greatly enhances the kerb appeal of the property along with increasing the privacy of the house. To the rear is a low-maintenance patio garden, ideal to sit out and relax or to have a barbeque. To the side of the property is a flagged driveway offering parking for a car.

Internally the property is presented in a charming design with a cottage style feeling throughout and has a surprising amount to offer. With its warm and welcoming living room, well-appointed breakfast kitchen, side access porch, utility room, ground floor WC, two double bedrooms and a well laid out house bathroom. If you are looking for a home that you can move into with little to no work required then this will certainly be the house for you.

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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 service. The M62 is also a 15 minutes' drive away, via junction 24.

Owing to the numerous features on offer with this property, including the charming gardens, private parking and welcoming internals, all with the added advantage of NO CHAIN, an appointment to view is essential.

From the side elevation a composite door opens into the

PORCH

An ideal entrance to the property providing a barrier from the external to the internal aspect. The porch also offers ample storage for coats and shoes. With two uPVC double glazed windows, carpeted floor, radiator and central light fitting.

From the porch a traditional styled door opens into the

HALLWAY

With a carpeted floor and central light fitting.

From the hallway wooden doors open into the

LIVING ROOM



A well-presented living room that offers ample space for a three piece suite along with additional furniture. The room is bathed in natural light owing to the large uPVC double glazed bay window to the front elevation. A fireplace, with a stone hearth and a brick mantelpiece, creates a charming central feature for the whole room. With a cornice to ceiling, ceiling rose, double radiator, carpeted floor, central light fitting, wall mounted light fittings and a television access point.



BREAKFAST KITCHEN



A well-appointed breakfast kitchen that features laminated work surfaces to three walls offering ample work space, all with over or under counter

cupboards and drawers. The room also benefits from an under stairs pantry storage cupboard. With a cooker unit space, uPVC double glazed window to the rear elevation (overlooking the rear garden), laminated floor, tiled walls, central light fitting, space for a fridge/freezer and an inset 1 ½ stainless steel sink with stainless steel mixer taps.



From the rear of the kitchen a wooden door opens into the

UTILITY ROOM



A useful addition to the property offering additional work space. To the rear of the property a uPVC double glazed door provides access to the rear garden. To one side of the room is a laminated work surface with over counter cupboards. With a laminated floor, under counter space for a washing machine with plumbing, central light fitting, tiled splash backs and single radiator.

From the utility room a wooden door opens into the

WC

An ideal addition to the property providing ground floor toilet facilities. With a vinyl floor, wall

mounted washbasin, closed coupled toilet, uPVC double glazed window to the rear elevation, central light fitting and tiled splash backs.

From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and a loft access hatch.

From the landing wooden doors open into

BEDROOM 1



A generous master bedroom offering ample space for a double bed along with additional bedroom

furniture. To one side of the room is a bulk head storage shelving area. The bedroom has a carpeted floor, central light fitting, double radiator and a uPVC double glazed window to the front elevation.

BEDROOM 2



Another good sized bedroom that has space for a double bed. With a carpeted floor, double radiator, central light fitting and uPVC double glazed window to the rear elevation.

BATHROOM



A beautifully presented house bathroom that has been well laid out to create a highly functional space. With a panel bath, over bath shower, glass

splash guard, closed couple toilet, vanity inset washbasin, wall mounted mirrors, frosted uPVC double glazed window to the side elevation, central light fitting, tiled walls and a vinyl floor.

GARDENS



To the front of the property is a beautifully presented lawned and shrub garden, featuring a stone feature to the centre of the garden and with stone bordering walls. The front garden enhances the kerb appeal of the property and also provides a greater level of privacy.

To the rear of the property is an enclosed flagged patio garden, ideal for sitting out and relaxing or having a barbeque. To one side of the garden is a

storage shed.



PARKING



To the front of the property a flagged driveway offers private parking.

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.

TO VIEW

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

DIRECTIONS

From Halifax town centre head towards Lee Mount on Ovenden Road (A629) for 0.8 miles and then turn left onto Ovenden Way and then left again onto Wheatley Lane. After a further 0.2 miles turn left onto Lee Mount Road. The property will be located on your right hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HX3 5EQ

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

APPROX GROSS INTERNAL FLOOR AREA: 60 sq. m / 644 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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