

MARSH & MARSH PROPERTIES

14 West View, Holywell Green, Halifax, HX4 9EN

£140,000



****ATTENTION ALL YOUNG/GROWING FAMILIES, FIRST TIME BUYERS OF BUY-TO-LET INVESTORS**** This is a fantastic opportunity for anyone trying to jump on the property ladder, therefore an early viewing is highly recommended to avoid any disappointment. Here we have a three bedroom, mid-town house property which is in this much sought after and convenient location, where highly regarded local schools are within walking distance and the M62 corridor is just a short drive away. Presented to a good standard throughout, this property in brief comprises of; entrance hall, lounge, dining kitchen, bathroom and a rear entrance hall are all to the ground floor. Three bedrooms and a W/C are to the first floor. Externally there are two enclosed gardens to the front and rear of the house.

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ENTRANCE HALL

Accessed via a UPVC door where you will find a radiator and a turning staircase to the first floor.

LIVING ROOM 4.3 x 4.2m (14'1 x 13'11)



This is a spacious lounge with a modern electric fire which sits on a marble fireplace with wood surround. Completing the room is a sliding door to the rear entrance and kitchen, radiator and a UPVC window.

DINING KITCHEN 2.7 x 4.0m (8'10 x 13'1)



A wide range of wall and base units provide ample storage space and incorporate a stainless steel sink. There is an electric cooker point, space and plumbing for a washing machine and a dryer,

radiators, large under the stair storage space and two UPVC windows.



REAR ENTRANCE

This useful space houses the Worcester combination boiler which was installed in 2018 and comes with a service history. A UPVC door leads out to the rear garden.

BATHROOM

This room is an ongoing project which will be completed soon. It will be a brand new bathroom suite comprises of a double ended bathtub with a chrome mixer tap and a power shower above with a glass shower screen, vanity sink unit with a chrome mixer tap and a low flush toilet. To finish the room off to a good standard will be tasteful wall tiles. There is a radiator and two UPVC windows.

LANDING

A turning staircase leads up from the entrance hall where you will find this spacious landing area with a useful store cupboard and a UPVC window.

BEDROOM ONE 4.4 x 4.0m (14'5 x 13'1)

A large double room with a storage cupboard, radiator and a UPVC window.



BEDROOM THREE 1.8 x 4.0m (5'8 x 13'1)



This is a larger than your average single room with a radiator and a UPVC window.

W/C

BEDROOM TWO 3.5 x 2.4m (11'5 x 7'10)



A double room with a radiator and a UPVC window.



A modern white two piece suite comprises of a low flush toilet and a pedestal sink with splash back tiling. A radiator and a UPVC window complete this room.

EXTERNAL

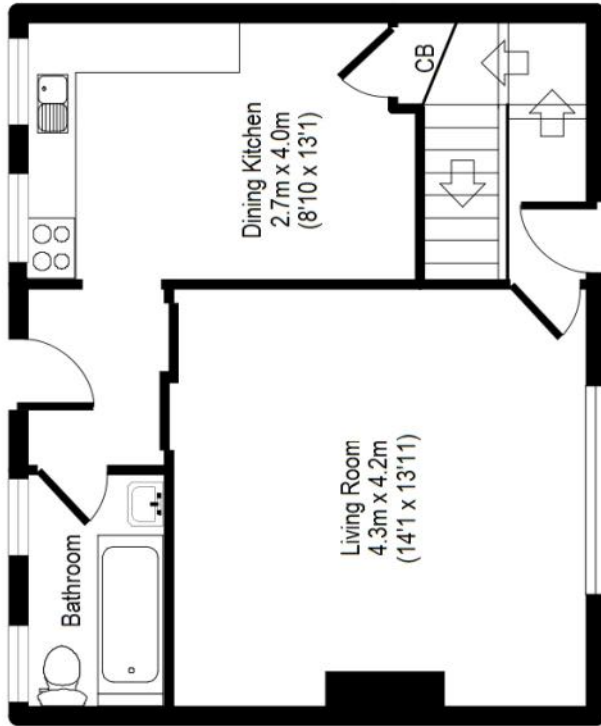
To the front you will find a well maintained, enclosed and child friendly lawn garden. The rear garden is also a well maintained, enclosed and child friendly garden with patio and lawn areas

and two external lights.

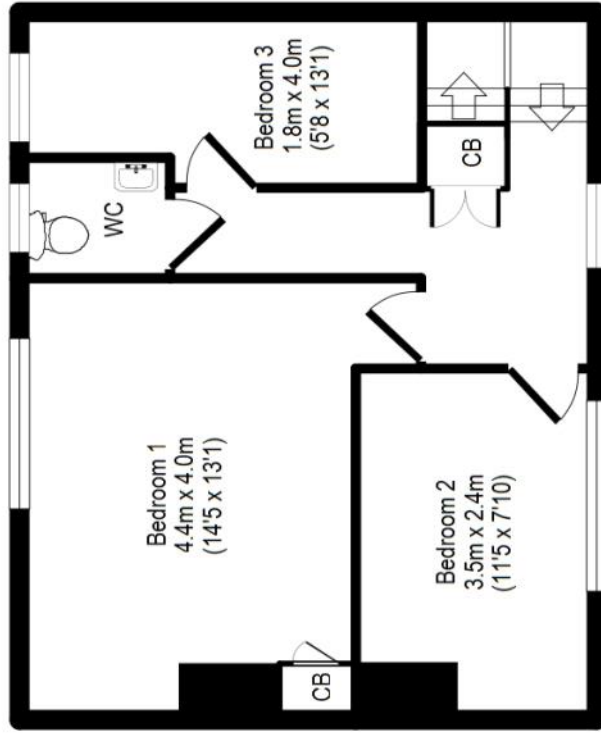


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Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 81 sq. m / 869 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.

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