

# MARSH & MARSH PROPERTIES

11A Third Avenue, Halifax, HX3 0DT

Starting Price: £140,000



Located on a quiet street, on the outskirts of Halifax town centre, is this four bedroomed, terraced, property; offered with the added advantage of NO CHAIN. The property does require modernisation and renovation throughout which creates a fantastic opportunity for any new owner to put their stamp onto the house. The property features a patio garden to both the front and rear elevations with ample on street parking to the front.

Internally the property features spacious rooms throughout making this the perfect home for any growing family, professional person or couple looking for something they can make their own. With its spacious living room, well laid out dining kitchen, four generous bedrooms over two floors, house bathroom and two storage cellars.

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This property benefits from being within the catchment areas of outstanding primary and secondary schools, both within walking distance. Also, there is access into Halifax town centre and excellent links to the M62 motorway, providing quick access to Leeds, Manchester and Bradford. The Halifax train station also presents fantastic rail connections to the local area, including cross Pennine services and the Grand Central train service to London.

Owing to the fantastic potential on offer with this property, its sought-after location and spacious internals, all with the added advantage of being offered with NO CHAIN, an appointment to view is essential.

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

### BREAKFAST KITCHEN



A spacious breakfast kitchen that will suit any needs. The room has plenty of space for a dining table to one side should you wish and has laminated work surfaces, all with over and under counter cupboards and drawers, offering ample work space. With an integrated oven, integrated hob, plumbing for a washing machine, space for a

fridge/freezer, uPVC double glazed window to the front elevation, omni-directional ceiling spotlights, vinyl floor, tiled splashbacks and a stainless steel sink with stainless steel mixer tap.

From the kitchen a wooden door provides access to the

### LIVING ROOM



A spacious living room that is the ideal family communal space. A uPVC double glazed door provides access to the rear garden. A central gas fire, on a granite hearth and with wooden mantelpiece, creates an ideal feature for the whole room. With a wood laminate floor, central light fitting, cornice to ceiling, television access point and uPVC double glazed window overlooking the rear garden.

From the lower hallway area a series of stairs lead up to the

### LANDING

With a carpeted floor and central light fitting.

From the landing wooden doors open into

### BEDROOM 1



A good sized master bedroom that offers plenty of space for a double bed along with additional bedroom furniture. With a uPVC double glazed window to the rear elevation, carpeted floor, central light fitting and single radiator.

### BEDROOM 2



The second bedroom features a fantastic additional walk-in style under stairs wardrobe offering a large amount of storage space. With a carpeted floor, uPVC double glazed window to the front elevation, central light fitting and single radiator.

### BATHROOM



A well-presented house bathroom that makes excellent use of the space on offer. With a panel bath, pedestal washbasin, low flush toilet, frosted uPVC double glazed window to the front elevation, wood laminate floor, tiled walls and central light fitting.

From the landing a series of carpeted stairs lead up to the upper landing that opens into

### BEDROOM 3



A generous third bedroom that also features a walk-in style cupboard/wardrobe storage space. With a wood laminate floor, central light fitting, beamed ceiling and Velux window.

## BEDROOM 4



An ideal child's bedroom, guest room or work from home office space. With a carpeted floor, central light fitting and Velux window.

From the kitchen a wooden door opens onto stone steps that lead down to the

## CELLAR



A fantastic addition to the property, the cellar offers two storage rooms - one with a stone built bar. The cellars both have lights and one features access to the coal cellar offering additional storage space.

## GARDENS



To the front of the property is a fully enclosed and gated patio garden, ideal for a barbeque or for children to play.

To the rear of the property is another patio garden, enclosed by hedge, with a small decked area offering an ideal place to sit out and relax.

## PARKING



To the front of the property there is on street 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 Manor Heath Park on Commercial Street and after 0.4 miles turn right onto Heath Road. After 0.2 miles take a right onto Free School Lane and then after a further 0.2 miles turn left onto Manor Drive. After a final 0.1 miles turn left onto Heath Street and look out for the Marsh & Marsh Properties "For Sale" sign on the left hand side identifying the property.

For sat nav users the postcode is: HX3 0DT

### **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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APPROX GROSS INTERNAL FLOOR AREA: 126 sq. m / 1357 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. 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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