

MARSH & MARSH PROPERTIES

18 Emscote Place, Bell Hall, Halifax, HX1 3AL

£120,000



****ATTENTION TO ALL FIRST TIME BUYERS OR BUY-TO-LET INVESTORS**** This is a well presented end of terrace property that is conveniently positioned within walking distance to local schools, a large supermarket, Halifax Town centre and the railway station. This property is also on the doorstep of the popular Savile Park. An early viewing comes highly recommended to avoid any disappointment. In brief comprises of; Entrance Hall, lounge, dining kitchen and access to the basement are all to the ground floor. To the basement there are two large cellar rooms which have exciting potential for conversion. Two double bedrooms and a four piece house bathroom are to the first floor along with loft access. Externally you will find a yard to the front and an enclosed garden to the rear.

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ENTRANCE HALL

Accessed via a UPVC door with a radiator and a mains smoke alarm.

LIVING ROOM 3.8 x 4.1m (12'7 x 13'3)



An open chimney offers potential for a multi-fuel stove should you desire this comfort. Along with tasteful décor this room has the original coving, radiator and a UPVC window.

DINING KITCHEN 4.8 x 3.5m (15'8 x 11'3)



A spacious room where there are a wide range of modern wall and base units to provide ample storage space with a built-in electric oven, gas hob and a stainless steel cooker hood. There is a space and plumbing for a dishwasher. A stainless steel

sink is complimented by a chrome mixer tap with tasteful splash back tiling to pair with the floor tiles. Completing this room is the tasteful décor, ceiling spotlights, radiator and a UPVC window and UPVC door.



LANDING

The staircase leads up from the entrance hall. Here you will find the loft access and a radiator.

BEDROOM ONE 4.7 x 3.9m (15'5 x 13'3)



This is a generous size double room where some on the street have converted into either two separate rooms. Tasteful décor, radiator and a UPVC window.



BEDROOM TWO 2.5 x 3.6m (8'4 x 11'9)



A double room with a built-in wardrobe and storage cupboard, radiator and a UPVC window.

BATHROOM



Finished off to a good standard with modern wall and floor tiles and ceiling spotlights is the four piece suite which comprises of a double ended bathtub, large glass shower cubicle with a power shower, a low flush toilet and a vanity sink unit with a chrome mixer tap. A radiator and a UPVC window complete this room.



BASEMENT ROOM ONE 4.8 x 3.4m (15'8 x 11'1)

This large room offers itself to many uses should you require more living space or desire a gym or cinema room for example.

BASEMENT ROOM TWO/UTILITY ROOM 4.8 x 2.7m (15'8 x 8'8)

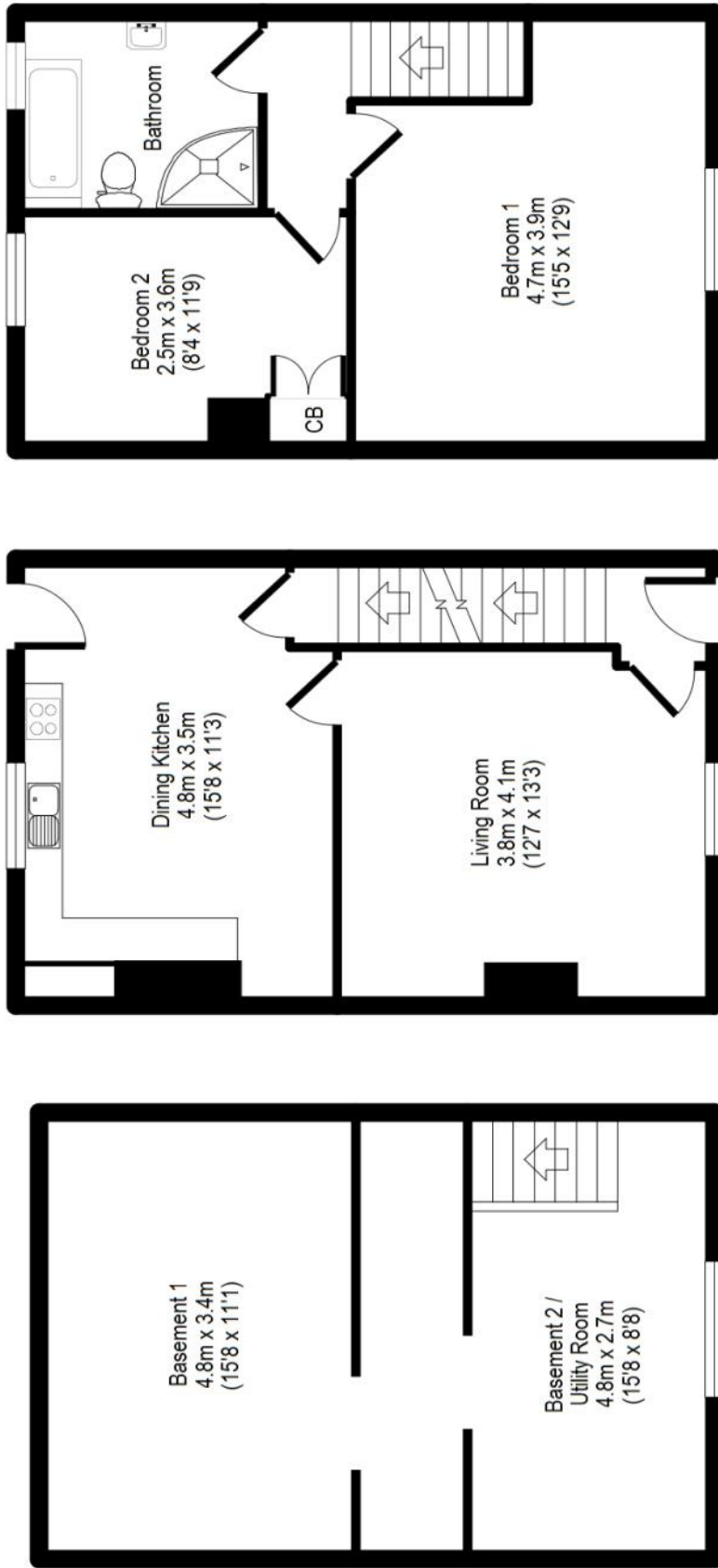
Here you will find a Baxi combination boiler which was installed in 2019. There is plumbing for a washing machine and a vent for a tumble dryer. A UPVC window provides natural light to this room.

EXTERNAL

To the front you will find a paved patio area and to the rear there is a child friendly, enclosed paved garden with a cold water tap and external lighting.

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First Floor

Ground Floor

Basement

APPROX GROSS INTERNAL FLOOR AREA: 106 sq. m / 1141 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.

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