

MARSH & MARSH PROPERTIES

8 Belgrave Crescent, Claremount, Halifax, HX3 6BQ

£165,000



This well presented, two bedroomed, semi-detached, bungalow is located in the quiet cul-de-sac of Belgrave Crescent. Rarely do properties such as this become available on the open market and, therefore, certainly requires attention. The property is offered with the added advantage of NO CHAIN and is at the head of the valley offering fantastic views of Halifax to the side of the property, by the large grassland, that also offers a fantastic place for grandchildren or pets to play. The house benefits from a beautifully presented front garden and a well-manicured rear lawned garden. There is driveway parking for a car, to the side elevation, with a single garage to the rear of the driveway.

Internally the property does require some modernisation, offering the ideal advantage for any prospective buyer to put their own stamp onto the house to create a warm and welcoming home. With its well laid out living room, functional kitchen area, two bedrooms and a house bathroom. Just step inside this property and you will immediately see the fantastic potential on offer.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

This property also benefits from excellent transport links with easy access onto the M62 motorway and into Halifax town centre and its train station with cross Pennine connections and access to the Grand Central train service. There are regular local bus services that provide easy access into the town centre. It is also situated in the catchment area of the local outstanding primary and secondary schools, all within a short commute.

Owing to the numerous fantastic features on offer with this property all with the advantage of NO CHAIN, an appointment to view is essential.

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

ENTRANCE HALLWAY

A welcoming reception into the property with a carpeted hall, single radiator, storage cupboard and central light fitting.

From the entrance hallway a wooden door opens into the

LIVING ROOM



A spacious living room that benefits from being

bathed in natural light owing to the uPVC double glazed bay windows, to the front elevation, overlooking the garden. An electric fireplace, on a marble hearth and with wooden mantelpiece, creates an ideal central feature for the whole room. With a carpeted floor, central light fitting, double radiator and television access point.



KITCHEN



The kitchen features laminated work surfaces to two walls offering plenty of work space. With a space for a cooker unit, plumbing for a washing machine, space for a dryer, carpeted and tiled floor, tiled splashbacks, over and under counter cupboards, central strip light, uPVC double glazed window to the front elevation and a stainless steel sink with stainless steel taps.

From the living room a wooden door opens into the

HALLWAY

With a carpeted floor, single radiator, storage cupboard and central light fitting.

From the hallway wooden doors open into

BEDROOM 1



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

BEDROOM 2



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

BATHROOM

A well-appointed house bathroom that is well laid out to make excellent use of the space on offer.

With its panel bath, over bath shower, glass splash guard, pedestal washbasin, low flush toilet, carpeted floor, tiled splashbacks, central light fitting and frosted uPVC double glazed window to the side elevation.



GARDENS



To the front of the property are the well-manicured front gardens, bordering the front pathway and enhancing the kerb appeal of the property to create a charming first impression upon arriving at the property. There are two lawned areas, both surrounded by a pebbled shrub border and hedge.



To the rear of the property is a spacious lawned

area, with bordering shrub and hedge creating an ideal place to sit out and relax or to have a barbeque. Owing to the enclosed nature of the gardens it creates the ideal place for children and pets to play.



PARKING & GARAGE



To the side of the property is a concrete driveway that offers ample parking space for a car.

To the rear of the driveway is a single garage offering an additional secure parking space.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of

uPVC double glazing, fitted alarm system and gas central heating.

TO VIEW

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



DIRECTIONS

From Halifax town centre head towards Shibden on New Bank (A58) and after 0.2 miles keep left and continue on New Bank up to Claremount. Turn left onto Horley Green Road and then after 0.2 miles turn left onto Belgrave Avenue and then left again onto Belgrave Crescent. The property will be located on your right hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

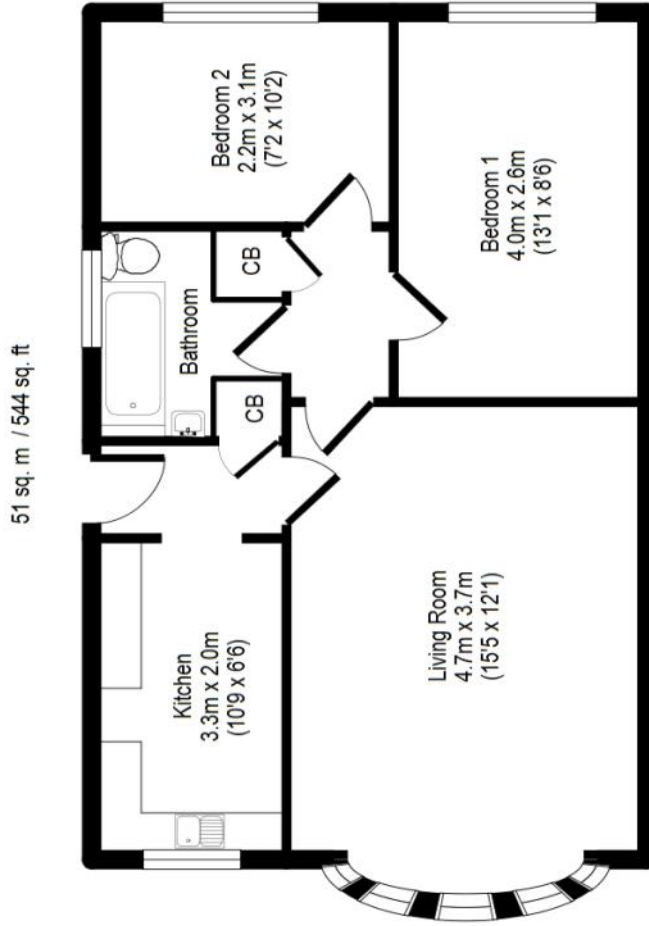
For sat nav users the postcode is: HX3 6BQ

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.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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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. All images and dimensions are not intended to form part any contract or warranty.

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