

MARSH & MARSH PROPERTIES

8 Stafford Parade, Halifax, HX3 0PD

£195,000



This well-presented, two bedroomed, terraced, property is situated on a quiet street and benefits from a fantastic proximity to Calderdale Royal Hospital, perfect for anyone working in the local area. If you are on the lookout for that “special something”, this will be the one for you. The house has a charming front appearance with wrought iron fence that borders a front pebbled garden, with border hedge, that creates a charming kerb appeal for the property and greatly enhances the privacy. To the rear is a low-maintenance, decked, garden; ideal to sit out and relax or to have a barbeque. The house features ample permit on-street parking to the front elevation.

Internally the property is presented in good condition throughout, presenting the ideal opportunity for someone to move in with little work required. With a spacious and bright living room, beautifully presented and homely dining kitchen, two bedrooms, house bathroom, storage loft (with pull down ladder) and a large and neatly presented cellar. From the moment you arrive you will be impressed with everything this house has to offer.

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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 easy access into Halifax town centre and excellent links to the M62 motorway, providing quick routes to Leeds, Manchester and Bradford. The Halifax train station also presents fantastic rail connections to the local area, including cross Pennine services and access to the Grand Central train service to London.

Owing to the whole host of fantastic features on offer, including the well-presented internal condition, highly sought after location and ample storage space, an appointment to view is essential in order to fully appreciate this welcoming home.

From the front of the property a solid composite door opens into the

HALLWAY

A welcoming entrance hallway that features a carpeted floor, central light fitting, wall mounted coat hooks, feature archway and cornice to ceiling.

From the hallway a wooden door opens into the

LIVING ROOM



A warm, welcoming and inviting living room, offering ample space for a three piece suite along with additional furniture. The room is well lit via a central chandelier style light fitting and receives ample natural light from the uPVC double glazed window to the front elevation. A gas stove style fire, on a granite hearth and with a wooden mantelpiece, creates an ideal central feature for the whole room. With a carpeted floor, ceiling rose, cornice to ceiling, dado rail, modern style

radiator and television access point.



From the living room a wooden door opens into the

DINING KITCHEN



A spacious and functional dining kitchen that has a unique and stylish layout. The room offers ample space for a large dining table to the centre. An open fireplace, with stone hearth and stone mantelpiece, creates a unique feature for the room. A composite door provides access to the gardens to the rear elevation. A uPVC double glazed window to the rear elevation, in addition to the transom window, offers ample natural light. With a wood laminate floor, two central

chandelier style light fittings, range style stove, stainless steel extractor hood, laminated corner work surfaces, over and under counter cupboards, stainless steel sink, stainless steel mixer tap, space for a fridge/freezer and single radiator.



for a king sized bed along with additional furniture. This spacious room features a central chandelier style light fitting, alcove light fittings, uPVC double glazed window to the front elevation, modern style radiator, wood laminate flooring and picture rail.



From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, central light fitting, picture rail and loft access hatch.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom that offers ample space

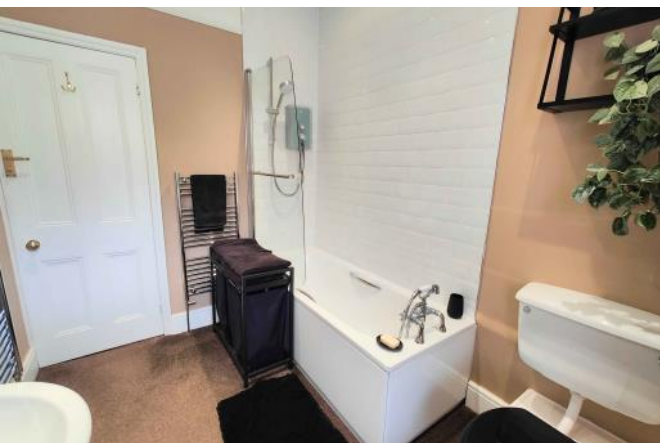


BEDROOM 2

Bedroom two is currently used as a fantastic media room but would be a perfect second bedroom, ideal for a child, guest room or work from home office space. With a wood laminate floor, uPVC double glazed window to the rear elevation, modern style radiator and two omni-directional ceiling spotlights.



BATHROOM



A well-presented and neatly laid-out house bathroom that makes excellent use of the space

on offer to create a highly functional room. With a panel bath, over bath high quality Mira electric shower, glass splash guard, pedestal washbasin, low flush toilet, frosted uPVC double glazed window to the rear elevation, carpeted floor, two stainless steel towel radiators, ceiling inset spotlights and an extractor fan.

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

CELLAR

This well-presented cellar is a fantastic addition to the property offering copious amounts of storage space. With a central strip light, porcelain washbasin, plumbing for a washing machine, space for a dryer, electric points and a concrete floor.

GARDENS



To the front of the property is a charming pebbled garden, bordered by hedge that creates an ideal welcome to the property and also enhances the kerb appeal. The front pathway borders the front garden and has a wrought iron gate.



To the rear of the property is a charming, low-maintenance, garden that features a decked area

with patio walkway, creating the ideal space to sit out and relax or to have a barbeque. The garden is enclosed by wooden fence and has a wooden gate leading to the rear access. To the rear corner are two stone storage huts.



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.

PARKING

To the front of the property is ample on street permit 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.

LOCATION

What3words: ///pillow.remark.pines

Google Plus Code: P44R+QMV Halifax

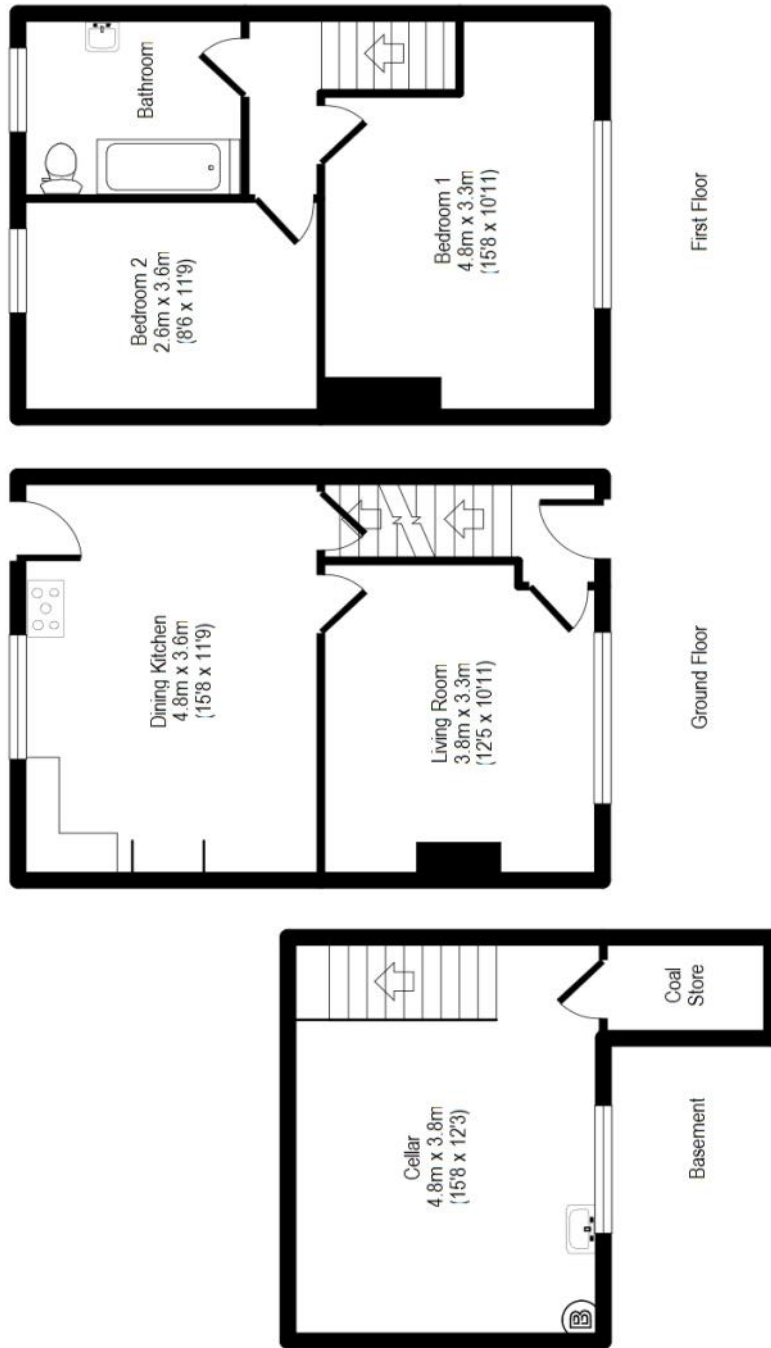
For sat nav users the postcode is: HX3 0PD

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

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APPROX GROSS INTERNAL FLOOR AREA: 87 sq. m / 937 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. All images and dimensions are not intended to form part any contract or warranty.

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