

MARSH & MARSH PROPERTIES

12 Browning Avenue, Halifax, HX3 9BB

£135,000



Situated on a quiet terraced row in the Siddal village, on the outskirts of Halifax town, is this well-presented, three bedroomed, terraced, property. An ideal home for any first time buyer, small family or professional couple looking for that special something. The property features a patio garden to the front elevation, with bordering wooden fence creating an enclosed and private space. There is ample on-street parking to the front of the property.

Internally the property is well-presented and offered with a modern décor throughout creating a charming and welcoming living space. The house is located over four floors and has a well thought-out layout. With its welcoming living room, well laid out kitchen, three good sized bedrooms (located over two floors with two offering ample space for a double bed), house bathroom, utility area and storage cellar.

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The property is ideally located, with Halifax town centre being only a short 10-minute walk. The well connected Halifax train station is only a 5 minute drive from the property, providing quick links to the surrounding area and access to the Grand Central train service. The M62 motorway is also a 15 minute drive away, providing quick and easy access to the major cities of Leeds, Bradford and Manchester.

With the ample features on offer with this property, its well-connected location and realistic asking price, an appointment to view is essential.

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

PORCH

An excellent addition to the property, creating a barrier from the external to the internal. With a wood laminate flooring and central light fitting.

From the porch a set of double wooden doors open into the

LIVING ROOM



A well-presented living room that offers space for

a three piece suite along with additional furniture. The living room is light and bright owing to the wall mounted light fittings and central light fitting, in addition to the uPVC double glazed window to the front elevation that provides ample natural light. With an electric wall mounted fireplace, cornice to ceiling, ceiling rose, carpeted floor, double radiator and television access point.



From the living room a sliding door opens into the

KITCHEN



A well-laid out and neatly presented kitchen that creates a highly functional space. There are laminated work surfaces to two walls either side of the room, both with over and under counter

cupboards and drawers. With a cooker unit, extractor hood, plumbing for a washing machine, plumbing for a dishwasher, space for a fridge, space for a freezer, wood laminate flooring, ceiling inset spotlights, stainless steel sink with stainless steel mixer tap.

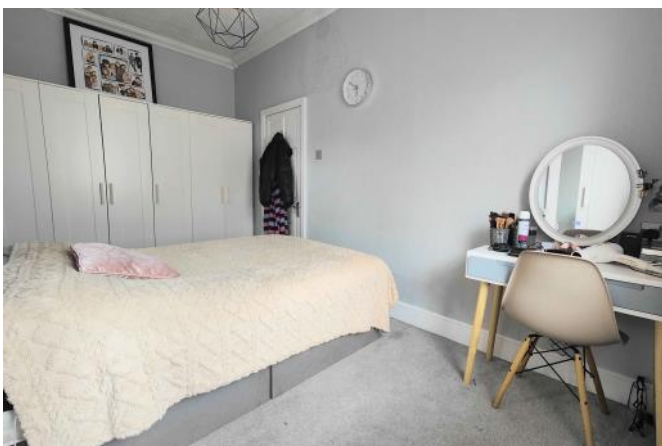
From the living room a wooden door opens onto carpeted stairs that lead up to the

LANDING

With a carpeted floor, double radiator, multiple wall lights and a storage cupboard.

From the landing wooden doors open into

BEDROOM 2



A large bedroom that offers ample space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation, double radiator, ceiling rose and cornice to ceiling.

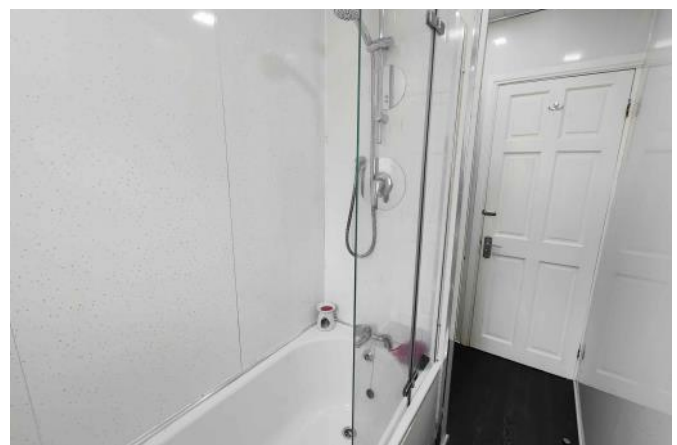
BEDROOM 3

A good sized third bedroom, ideal for a child's room, guest bedroom or work from home office space. With a carpeted floor, central light fitting,

uPVC double glazed window to the front elevation and double radiator.



BATHROOM



A well-laid out house bathroom that creates a highly functional space. With a panel bath, over bath shower, close coupled toilet, vanity inset washbasin, vinyl floor, frosted uPVC double glazed window to the rear elevation, mermaid board splashbacks, ceiling inset spotlights, stainless steel towel radiator and extractor fan.

From the landing carpeted stairs lead up to the

UPPER LANDING

The upper landing offers a fantastic amount of

storage space in itself with a generous, eaves, storage area accessed via a wooden door. With a single radiator, skylight, wall mounted light fittings, ceiling inset spotlights and a beamed ceiling.

From the upper landing a wooden door opens into

BEDROOM 1



A spacious master, double, bedroom with two fitted wardrobes providing a large amount of storage space. With a beamed ceiling, carpeted floor, Velux window, ceiling inset spotlights, wall mounted light fittings and a double radiator.

From the kitchen a bi-fold wooden door opens onto stone stairs that leads down to the

CELLAR



An excellent addition to the property, the bottom of the stairwell has been converted to a utility area. The main cellar is a fantastic storage space, featuring a stone work surface to one side of the room. With a central light fitting, power outlets and a rear coal storage.

GARDEN



A spacious front garden that offers an ideal place to sit back and relax. The bordering stone wall and wooden panelling creates a private space. The garden provides a charming frontage to the property that certainly enhances the kerb appeal.

PARKING



To the front of the property there is ample 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, fitted alarm system and gas central heating.

TO VIEW

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

LOCATION

What3words: ///rope.sweat.angel

Google Plus Code: P45X+5VC Halifax

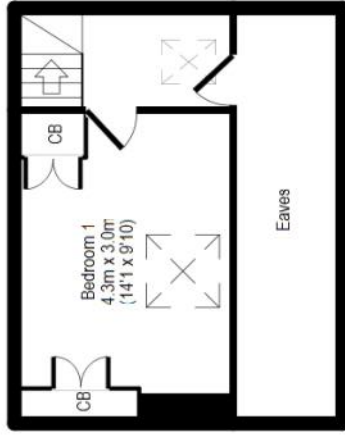
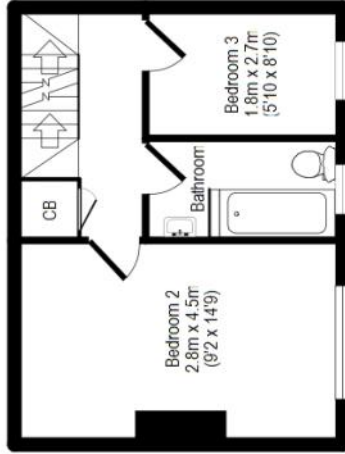
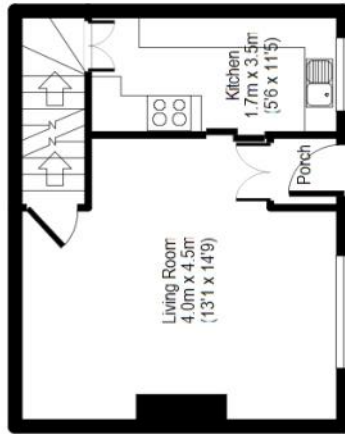
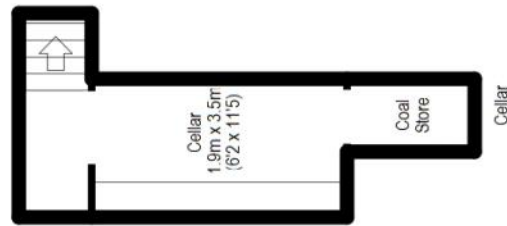
For sat nav users the postcode is: HX3 9BB

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: 89 sq. m / 963 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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