

MARSH & MARSH PROPERTIES

108 Lee Mount Road, Halifax, HX3 5EB

£175,000



This three bedroomed, semi-detached, property is conveniently located and beautifully presented. The property would be ideal for a growing family or professional couple looking for that special something, all offered with the added advantage of NO CHAIN. The property benefits from a front garden that enhances the kerb appeal and privacy. To the rear is a low-maintenance, pebbled, garden with a patio area to the rear offering a charming place to sit back and relax. Also to the rear is a concrete driveway that offers a spacious parking space.

Internally the property will continue to impress, being offered with an open design and modern and neutral décor throughout that will present the opportunity for any prospective purchaser to move in with little work required. With its spacious and bright living room, open plan dining kitchen, three good sized bedrooms (two with ample space for a double bed and one with fitted wardrobes), house bathroom and loft storage space.

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The property benefits from local outstanding primary and secondary schools, including a number of well-regarded grammar schools. The property is also just a short 5 minutes' drive from Halifax town centre providing access to its fantastic range of shops and services. There are regular bus connections, close to the property, into Halifax and the surrounding area. Halifax train station presents access to its large range of rail connections including the Grand Central train service. The M62 is also a 15 minutes' drive away, via junction 24.

Owing to the whole host of features on offer with the property, its modern internals, open plan layout and private parking, all with the added benefit of NO CHAIN, an appointment to view is essential.

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

HALLWAY



A welcoming reception into the property that creates the ideal first impression. With a carpeted floor, central light fitting, wall mounted coat hooks and double radiator.

From the hallway a wooden door opens into the

LIVING ROOM

A light, bright and modern living room that is bathed in natural light owing to the uPVC double glazed bay window to the front elevation. A wood burning stove, on a tiled hearth and with wooden mantelpiece, creates the perfect central feature for the whole room. There is also ample space for a large suite along with additional furniture. With a carpeted floor, central light fitting, double

radiator, cornice to ceiling and television access point.



From the living room a large opening leads directly into the

DINING KITCHEN

A fantastic dining kitchen space that offers an ideal family communal area. To one side of the room there is ample space for a large family dining table. To one corner of the room is a cupboard that extends under the stairs and provides ample additional storage or an ideal place as a pantry. A uPVC double glazed sliding door, in addition to a uPVC double glazed window, provides access to the rear whilst providing ample natural light. To

one side of the room is a “U” shaped set of laminated work surfaces, with under counter cupboards, providing plenty of work space. With a cooker unit, double radiator, two central light fittings, wood laminate floor, space for a fridge/ freezer and a stainless steel sink with stainless steel mixer tap.



From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, frosted uPVC double glazed window to the side elevation, central light fitting and loft access hatch.

From the landing wooden doors open into

BEDROOM 1



A generous master bedroom that offers ample space for a double bed along with additional bedroom furniture. To one side of the room is a wall length set of fitted wardrobes offering ample storage space. With a carpeted floor, two central light fittings, uPVC double glazed window to the front elevation and single radiator.

BEDROOM 2

Another good sized bedroom, again offering space for a double bed along with additional furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and

single radiator.



BEDROOM 3



A perfect bedroom as a child's room, guest bedroom or work from home office. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and single radiator.

BATHROOM

A well laid out house bathroom with a panel bath, over bath shower, splash guard, pedestal washbasin, close coupled toilet, tiled floor, tiled walls, central light fitting and frosted uPVC double glazed window to the rear elevation.



From the landing a pull down wooden ladder provides access to the

LOFT

An excellent addition to the property providing ample storage space. The loft is boarded, insulated and has a central light fitting.

GARDENS



To the front of the property is a flowerbed (currently covered) that is bisected by the front flagged pathway. The front garden is bordered by a stone wall and certainly enhances the kerb appeal of the property.



To the rear of the property is another low

maintenance garden. To the edge of the building is a small patio area that leads into a pebbled garden. The garden is bordered by a wooden fence and borders the rear parking.



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 rear is a concrete driveway offering parking for a car.

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: [///hobby.zooms.daisy](https://www.what3words.com/#!/hobby.zooms.daisy)

Google Plus Code: P4MF+554 Halifax

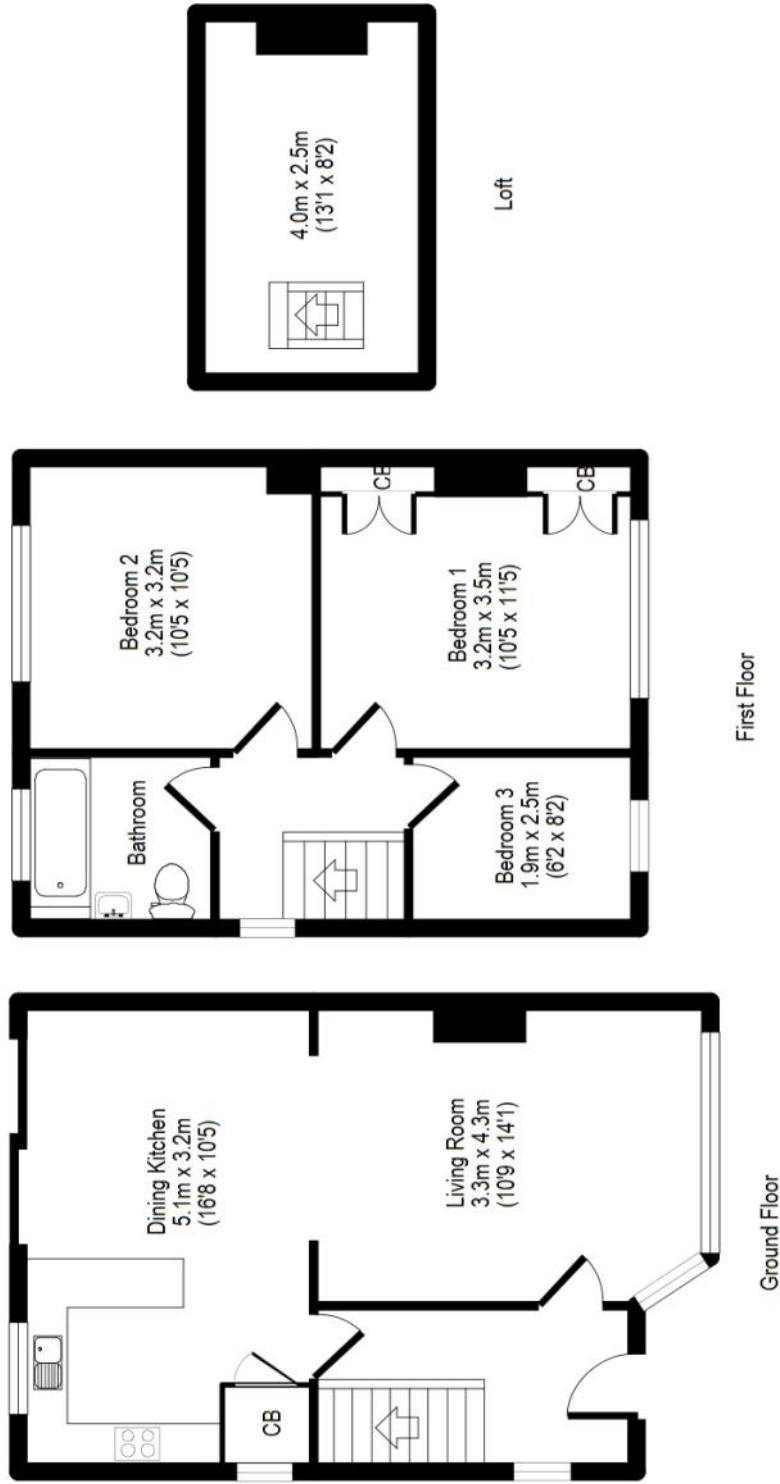
For sat nav users the postcode is: HX3 5EB

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: 81 sq. m / 869 sq. ft

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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