

MARSH & MARSH PROPERTIES

80 Washer Lane, Pye Nest, Halifax, HX2 7DN

£200,000



****ATTENTION TO ALL YOUNG/GROWING FAMILIES OR ANY FIRST TIME BUYERS****
Situated in this popular and convenient location is this deceptively spacious **THREE DOUBLE BEDROOM** mid-terrace family home. Presented to a good standard throughout your visit, you will see first hand the comfortable and spacious living on offer, which is enhanced more so with the converted basement. All local amenities are close by which also include two railway stations and easy motorway links. In brief comprises of a spacious entrance hallway, lounge and a dining kitchen are all to the ground floor. Two double bedrooms and the bathroom are to the first floor and the Master Bedroom is to the second floor. The lower level boasts an office/utility room, a rear entrance, and a large cellar room. Externally you will find gardens to both the front and rear of the property.

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ENTRANCE HALLWAY

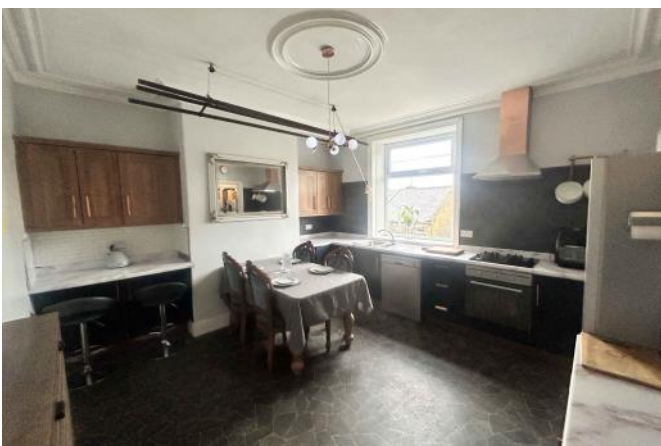
Accessed via a UPVC door is this welcoming hallway with high ceilings which continue throughout the ground floor and boasts the original coving. There is a radiator and access to the main staircase.

LIVING ROOM 4.1 x 3.7m (13'3 x 11'11)



With the original coving and ceiling rose, this room also has a tiled fireplace with a fire surround, laminate flooring, radiator and a UPVC window.

DINING KITCHEN 4.1 x 3.9m (13'3 x 12'9)



This is a spacious dining kitchen with fitted wall and base units which provide an abundance of storage space. There is a breakfast bar, one and a

half bowl stainless steel sink with a chrome mixer tap and splash back tiles, electric oven, gas hob with a stainless steel cooker hood above, plumbing and space for a dishwasher. Completing the room is a radiator, UPVC window and a creel.



LANDING

The staircase leads up from the entrance hallway and a staircase also leads up to the second level. There is a useful under the stair storage space and a rear UPVC window with views.

BEDROOM TWO 3.5 x 3.9m (11'5 x 12'9)



A double room with a feature cast iron fireplace, laminate floor and a UPVC window with far reaching views.

BEDROOM THREE 3.5 x 3.7m (11'5 x 11'11)



A double room with a fitted desk to one alcove, a feature cast iron fireplace, laminate flooring and a UPVC window.

BATHROOM



This white three piece suite comprises of a bathtub with a mixer tap and a handheld shower along with a rainfall power shower above, pedestal sink and a low flush toilet. There is a useful storage cupboard, chrome towel radiator and a UPVC window.

SECOND FLOOR LANDING

Accessed via a staircase from the main landing with access to a large and fully boarded out under

the eaves storage space.

MASTER BEDROOM 5.2 x 6.5m (17'2 x 21'3)



As you can see by the measurements, this is not a small room and has great potential to split into two separate rooms and/or develop with a second floor bathroom. There are large open fitted wardrobes with ample hanging rails, laminate flooring, radiator and a large Fakro roof window.

LOWER LEVEL ENTRANCE HALL

Accessed via a staircase from the kitchen where you will find plumbing and space for a washing machine at the top of the stairs. There is a large under the stair storage cupboard which houses the Viessman combination boiler. A UPVC door leads out to the pleasant rear garden.

OFFICE/UTILITY ROOM 2.8 x 3.9m (9'0 x 12'9)





This is a useful room which offers itself to several uses which depend on your requirements. Currently this room is an office with kitchen facilities which also make this convenient for having those summer barbeques. There are kitchen wall and base units with a stainless steel sink and a hand wash basin. There is also a fitted desk within the chimney breast.

CELLAR 4.0 x 3.7m (13'1 x 11'11)

A fantastic and spacious storeroom with lighting with a section which is separated that would be perfect for a wine and beer cellar.

EXTERNAL



To the front of the property, you will find a low

maintenance pebble garden and to the rear is an enclosed Yorkshire stone patio garden which catches the sun most of the day and evening. Here you will also find a cold water tap.



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Second Floor

First Floor

Ground Floor

Basement

APPROX GROSS INTERNAL FLOOR AREA: 154 sq. m / 1656 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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