

MARSH & MARSH PROPERTIES

12 Hays Lane, Mixenden, Halifax, HX2 8UL

£129,500



If you are looking for a charming, cottage style, property, that offers a surprising amount of space and features charming views to the front elevation, this will be the house for you. An ideal property for a first time buyer or property investing landlord looking for a house that has plenty on offer for a reasonable price. The house is offered with the advantage of NO CHAIN. To the front of the property there is a low-maintenance patio garden that borders with its private parking spaces for two cars.

Internally the property is offered in good condition throughout and, therefore, offers the opportunity to move in with little work required. The house is located over three levels with a warm and welcoming living room, galley style kitchen, spacious master bedroom (with under stairs cupboard), house bathroom and two bedrooms on the top floor, both offering a generous amount of space.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

Nestled on a small row of cottages, on the outskirts of Halifax, in a quiet semi-rural location, this property offers quick commuting routes into the historical town centre. It is also within 12 minutes' drive of Halifax train station that offers cross Pennine connections with regular services to the surrounding cities, as well access to the Grand Central London train service. The M62 motorway is also only 20 minutes away offering excellent commuting potential. This property also benefits from both good primary and secondary schools within a short commute.

Owing to the fantastic number of features on offer with this smart and welcoming cottage, all with the added advantage of NO CHAIN, an appointment to view is essential.

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

LIVING ROOM



A warm and welcoming living room that presents an ideal reception as you step inside the property. The living room offers the ideal family communal space and is well illuminated via natural light owing to the uPVC double glazed windows to the

front elevation, in addition to a central light fitting and wall mounted light fittings. With a carpeted floor, beamed ceiling, double radiator and television access point.



From the living room a sliding door opens into the

KITCHEN



A well laid out galley style kitchen that makes excellent use of the space on offer to create a highly functional room. With a cooker unit, wooden work surfaces, vinyl flooring, uPVC double glazed window to the front elevation, omnidirectional ceiling spotlights, space for a fridge/freezer and a 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 and central light fitting.

From the landing a wooden door opens into

BEDROOM 1



A generous master bedroom that offers ample space for a double bed along with additional furniture. An under stairs cupboard offers additional storage space. With a carpeted floor, uPVC double glazed window to the front elevation and double radiator.

BATHROOM



A well-presented and laid out bathroom, presented in a neutral colour scheme throughout. With a panel bath, over bath shower, glass splash guard, counter inset washbasin, frosted uPVC double glazed window to the front elevation, stainless steel towel radiator, close coupled toilet, ceiling inset spotlights, splashback tiling and vinyl floor.

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

UPPER LANDING

With a carpeted floor, central light fitting and electric heater.

From the upper landing wooden doors open into

BEDROOM 2

A generous second bedroom, again offering space for a double bed with additional furniture. A set of wardrobes, to one side of the room, offers additional storage space. The large uPVC double glazed window, to the front elevation, presents the best views from the property. With a carpeted floor, central light fitting and radiator.



BEDROOM 3



A charming third bedroom, ideal for a child's room, work from home office or guest bedroom. With a carpeted floor, central light fitting and uPVC double glazed window to the front elevation.

GARDEN

To the front of the property is a walled and flagged patio garden; ideal to sit out and relax or to have a barbeque.

PARKING

To the front there is driveway parking for two cars.



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.



& Marsh Properties on 01422 648400.

LOCATION

What3words: ///moss.lend.confetti

Google Plus Code: Q35V+G43 Halifax

For sat nav users the postcode is: HX2 8UL

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.

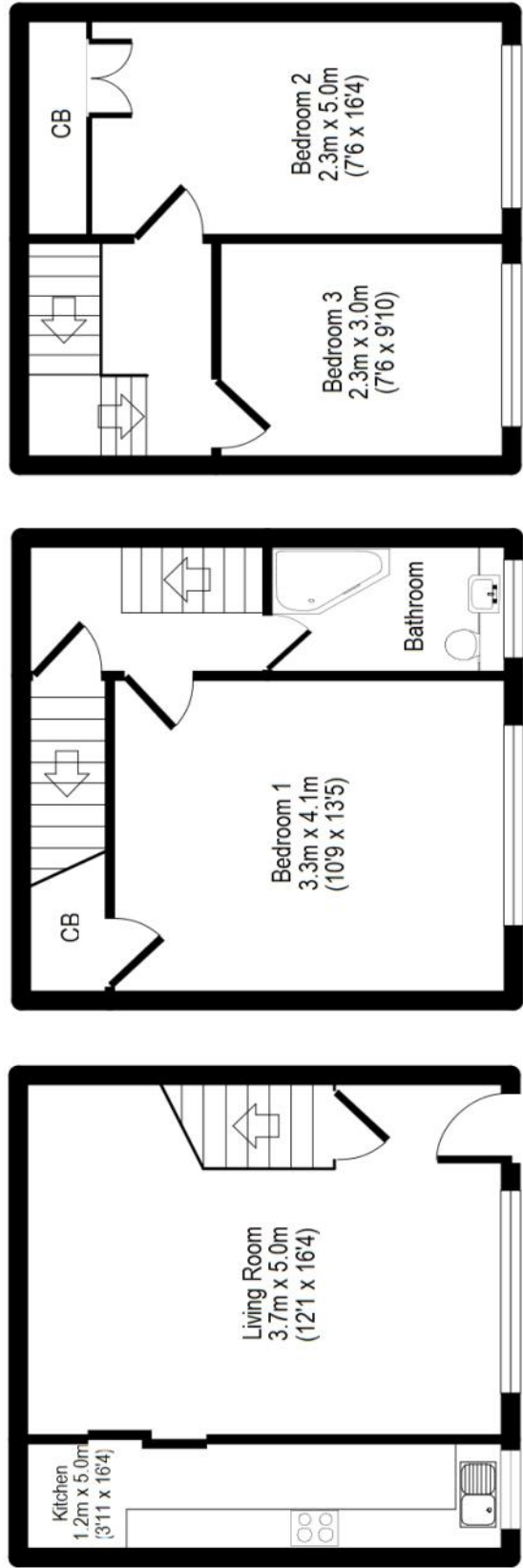
DISCLAIMER

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.

TO VIEW

Strictly by appointment, please telephone Marsh

12 Hays Lane, Mixenden, Halifax, HX2 8UL



Ground Floor

First Floor

Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 71 sq. m / 763 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.

(c) Marsh and Marsh Properties