

MARSH & MARSH PROPERTIES

11 Scar Top, Rochdale Road, Greetland, HX4 8PF

£110,000



****ATTENTION ALL CASH BUYERS/INVESTORS**** Combined with the over dwelling (5 Scar Top), these two properties can only be bought together and as a cash purchase. The options are to develop the properties back into one large property and sell on at a profit, rent them both out to provide a great monthly income or develop into your own family property. In brief comprises of; lounge and a kitchen to the ground floor, Two bedrooms and a shower room to the first floor. Garden to the front and on-street parking.

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LIVING ROOM 5.1 x 4.7m (16'6 x 15'3)



Here you will find two bespoke fitted pine French dressers along with exposed ceiling beams and a feature stone fireplace. There is a beautiful stone archway which opens to the kitchen toward the rear of the room. The useful under stair storage provides space and plumbing for a washing machine. The combination boiler is housed within a storage cupboard and UPVC French doors provide an abundance of natural light along with the glass panel UPVC door.

KITCHEN 5.1 x 1.6m (16'6 x 5.2)

A traditional bespoke, solid wood fitted kitchen is complimented by a tiled worktop and provide a range of both wall and base units. There is a one

and a half bowl, corner sink unit with a chrome mixer tap, plumbing for a gas cooker, radiator, extractor fan and a large storage cabinet.



LANDING



The stairs lead up from the lounge to this spacious area which was formerly a lower level landing from number 5 Scar Top. Here it would be a relatively simple process to convert back if you chose this option. If your choice is to keep as separate properties, then this landing could be separated off to provide a single bedroom, and office or extend bedroom one which would then make this a large master bedroom. Here you will find exposed ceiling beams, radiator and a UPVC window.



BEDROOM ONE 3.4 x 3.5m (11'1 x 11'5)



A double room with fitted wardrobes and shelving, exposed ceiling beams, radiator and a UPVC window.



EXTERNAL

BEDROOM TWO 5.1 x 1.6m (16'6 x 5'2)



A large single room with built-in wardrobes, radiator and a UPVC window.

SHOWER ROOM

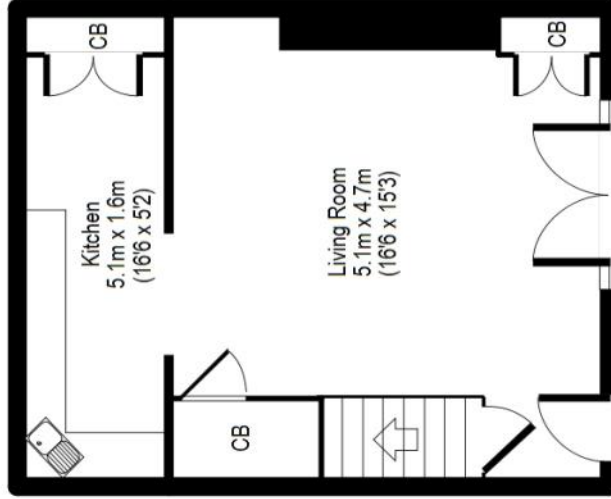
A three piece suite comprises of a shower cubicle with a power shower, pedestal sink and a low flush toilet. Completing the room is a radiator, an exposed ceiling beam and a frosted window to provide borrowed natural light from bedroom one.



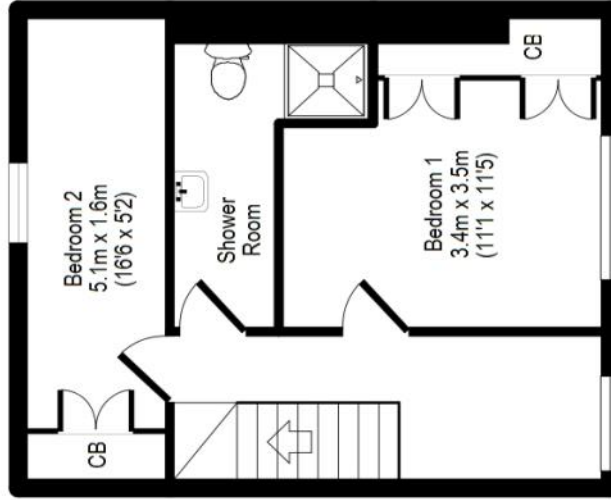
To the front of the property, you will find a pleasant, flagged patio area and a small lawn.

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.

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Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 63 sq. m / 679 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.

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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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