

MARSH & MARSH PROPERTIES

Apt 35, Martins Mill, Pellon Lane, Halifax, HX1 5QJ

Starting Bid: £75,000



This two-bedroomed apartment, situated in the heart of Halifax town centre, is offered with NO CHAIN and is perfect for any first-time buyer or property investor. The property was recently tenanted and was achieving £750 pcm in rental income. It is located in a convenient and well-connected location with plenty of surrounding shops and services. The apartment building benefits from basement parking with gated access.

Internally the property is presented with a neutral décor and a modern style creating a smart apartment that would be appealing for any professional person or young couple alike. With its open plan living room and dining kitchen, two double bedrooms and house bathroom.

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

Tel: 01422 648 400

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Not only does this property offer direct access into Halifax town centre, but it also provides excellent connections with the M62 motorway just 15 minutes' drive away providing quick access to Leeds, Manchester and Bradford. Also nearby is the Halifax train station which has cross Pennine connections and access to the Grand Central train service to London. The house also benefits from being within the catchment areas of outstanding primary and secondary schools, both within walking distance.

Owing to the whole host of features on offer with this property an appointment to view is essential.

From the hallway a solid wooden door opens into the

HALLWAY

A central entrance area that provides access to the whole apartment. A storage cupboard houses the water boiler and also acts as a utility space, offering plumbing for a washing machine. With a carpeted floor and central light fitting.

From the hallway a wooden door opens into the

LIVING ROOM



The living room and dining kitchen are a combined space offering an open plan style living area. The living room features ample space for a suite along with additional furniture. With a carpeted floor, central light fitting, electric heater, double glazed window, internet access point and television access point.



DINING KITCHEN



The dining kitchen offers plenty of space for a dining table to one side of the room with a single laminated work surface, with under counter cupboards, to one side of the room. The kitchen area has a wood laminate flooring style. With an integrated oven, integrated hob, stainless steel extractor hood, space for a fridge/freezer,

stainless steel sink, stainless steel mixer tap and ceiling inset spotlights.

From the hallway wooden doors open into

BEDROOM 1



A good sized master bedroom, offering space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, double glazed window and electric heater.

BEDROOM 2



A similar size to bedroom one, bedroom two also offers space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, double glazed window and electric

heater.



BATHROOM



A well-presented house bathroom that makes excellent use of the space on offer to create a highly functional room. With a panel bath, close coupled toilet, pedestal washbasin, tiled splashbacks, over bath shower, glass splashguard, extractor fan, central light fitting, electric shaver point and wood laminate flooring.

PARKING



The building benefits from a basement car park that is secure and gated.

GENERAL

The property has the benefit of mains services, electric and water with the added benefit of uPVC double glazing.



TO VIEW

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

LOCATION

What3words: [///catch.cool.dozed](https://www.what3words.com/catch.cool.dozed)

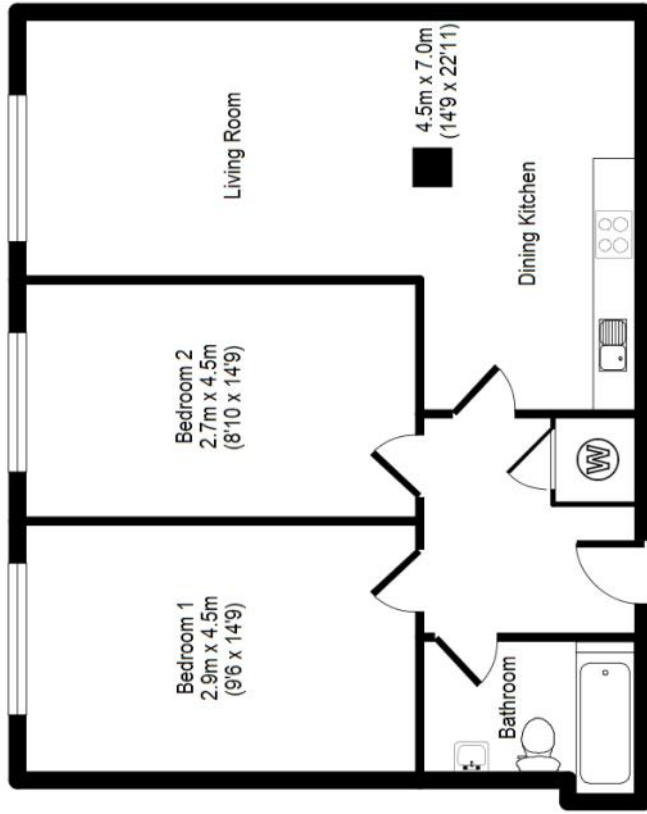
Google Plus Code: P4GJ+7MW Halifax

For sat nav users the postcode is: HX1 5QJ

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: 60 sq. m / 649 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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