

MARSH & MARSH PROPERTIES

7 Blaitheyd Lane, Southowram, HX3 9PS

£260,000



****ATTENTION ALL YOUNG/GROWING FAMILIES – THIS IS A LONG TERM FAMILY HOME THAT DEMANDS AN INTERNAL INSPECTION**** Situated on the hillside of Halifax town with fantastic far reaching views, is this well presented four bedroom end town house property. Being in this convenient location where local amenities and school links are close by, along with easy access to the M62 motorway, this property is suitable for all kinds of potential buyers. In brief comprises of, A large dining kitchen and a cloak room to the ground floor. To the first floor is a rear entrance hall, lounge, and a double bedroom. Three bedrooms and the house bathroom are all to the second floor, along with access to a storage loft space. Externally there are gardens to three sides, an impressive garden room and a driveway.

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DINING KITCHEN 4.8 x 7.2m (15'8 x 23'5)



This room sets the precedent for the rest of your visit with regards to the presentation and spec of this home. A wide range of wall and base units

provide an abundance of storage space and incorporate a one and a half bowl stainless steel sink with a chrome mixer tap and splash back tiles. A large Stoves cooker is nestled neatly within the units and is therefore included in the sale of the property and has a modern cooker extractor hood above. Along with an integrated dishwasher, there is a space and plumbing for a washing machine and a tumble dryer. Completing the room to a high spec are the ceiling spotlights and tile effect laminate flooring. There are dual aspect UPVC windows and a glass panel main entrance door.



CLOAK ROOM

A modern two piece suite comprises of a low flush toilet and a pedestal sink with a chrome mixer tap and splash back tiles. Completing the room to a high spec are ceiling spotlights, tasteful décor, radiator, and an extractor fan.

LIVING ROOM 4.8 x 5.8m (15'8 x 18'10)



Instantly in this room, you are drawn towards the large UPVC windows which boast the superb far reaching views across Halifax and beyond with the famous Wainhouse Tower in the distance also. Along with tasteful décor there is a radiator and a solid oak floor.



BEDROOM ONE 2.8 x 4.4m (9'2 x 14'5)



BEDROOM THREE 2.8 x 2.2m (9'2 x 7'4)



A double room with a fitted bedroom suite, radiator and a UPVC window.



A double room with fitted wardrobes, radiator and a UPVC window.

REAR ENTRANCE HALL

A fitted storage cupboard houses the Baxi combination boiler. Here you will find a radiator, access to the second floor and a rear UPVC door.

SECOND FLOOR LANDING

The stairs lead up from the rear entrance where you will find the loft access via a pull down ladder.

BEDROOM TWO 2.8 x 2.8m (9'2 x 9'0)





A double room with a radiator and a UPVC window to take full advantage of the amazing views on show.

BEDROOM FOUR 2.0 x 3.5m (6'6 x 11'5)



A single room with a fitted wardrobe, radiator and a UPVC window.

BATHROOM



Large black polished porcelain wall and floor tiles compliment this modern three piece suite which comprises of a bathtub with brushed gold effect mixer tap, a matching handheld and rainfall power shower and a glass shower screen, a low flush toilet and a floating vanity sink unit with a matching brushed gold effect mixer tap.

Completing the room is a black towel radiator, pendant ceiling light, modern fitted wall cabinets and a UPVC window.



EXTERNAL





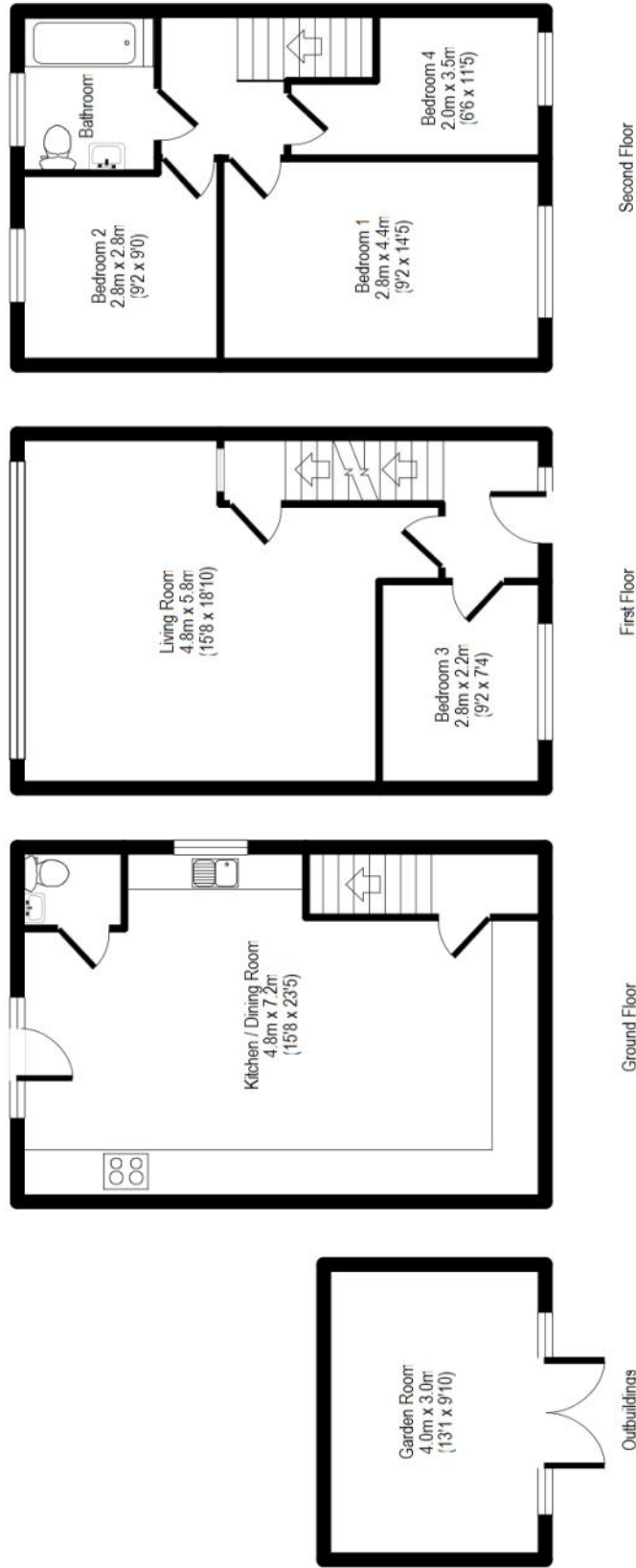
fantastic garden room and a driveway.

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To the rear of the property there is a tiered garden that offers lots of potential. To the front you will find a wonderful, enclosed lawn garden, and a tiered bedding area. To the front there is also a

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APPROX GROSS INTERNAL FLOOR AREA: 115 sq. m / 1236 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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