

MARSH & MARSH PROPERTIES

151 Huddersfield Road, Halifax, HX3 0AH

£265,000



If you are looking for the ideal family home, situated on the outskirts of Halifax, in a well-connected and highly sought after location, this will certainly be the property for you. Offered with the advantage of no chain. This large, stone built, 5 bedroomed, terraced, property offers a large amount of space throughout, with a charming frontage that will certainly impress from the moment that you arrive. The house benefits from a beautifully presented front, flowerbed, garden that offers the ideal first impression. To the rear is a private driveway offering space for up to three cars with an additional parking space provided by the single garage, integral to the property.

Internally the property does require some renovation, offering the ideal opportunity for someone to create their own personal family home. The rooms throughout are all very bright owing to the large windows, as well as offering a generous amount of space in every room. The property is also located over four floors, making the most of the already large footprint. With its spacious living room, sizeable dining room, well-appointed kitchen, ground floor bathroom, 5 bedrooms over two floors (all with ample space for a double bed), house bathroom and two cellar storage rooms.

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

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This property benefits from being within the catchment areas of outstanding primary and secondary schools, both within walking distance. Also, there is access into Halifax town centre and excellent links to the M62 motorway, providing quick access to Leeds, Manchester and Bradford. The Halifax train station also presents fantastic rail connections to the local area, including cross Pennine services and access to the Grand Central train service to London.

Owing to the large amount on offer with this property, its sought-after location, realistic asking price, all with the benefit of being no chain, an early appointment to view is essential to avoid missing out.

From the front of the property a wooden door opens into the

PORCH

An ideal reception into the property that creates a barrier from the external aspect to the internal. With a carpeted floor and cornice to ceiling.

From the porch a glass panel wooden door opens into the

HALLWAY



A large and open hallway that creates a central area for the property on the ground floor. With a carpeted floor, double radiator, 2 central light fittings, cornice to ceiling and telephone access point.

From the hallway glass panel wooden doors open into the

LIVING ROOM



A large and spacious living room that offers ample space for a three-piece suite along with additional living room furniture. A large, glazed, bay window provides views to the front of the property whilst also bathing the entire room in natural light and creating a charming feature. A

gas fireplace, on a tiled hearth with tiled mantelpiece, creates a charming central feature for the whole room. With a carpeted floor, double radiator, central light fitting and cornice to ceiling.

SITTING / DINING ROOM



A spacious family dining room that offers ample space for a large family dining table or would also make an ideal second reception room or sitting room. As before, a gas fireplace with a tiled hearth and tiled mantelpiece creates a charming central feature for the room. With a central light fitting, wall mounted light fittings, carpeted floor, double radiator, large sash windows to the rear elevation, cornice to ceiling and television point.

KITCHEN



A neat and tidy kitchen with laminated work surfaces to two walls. The kitchen features space for a cooker and has a double radiator, cupboard storage, uPVC double glazed windows to the rear elevation, space for a fridge freezer, a stainless steel sink with stainless steel mixer taps and central strip light.

GROUND FLOOR BATHROOM



A well-received addition to the ground floor offering additional facilities. With a panel bath, low flush toilet, counter inset washbasin, cupboard storage, tiled splashbacks, carpeted floor, central light fitting, extractor fan and a wall

mounted heater.

From the hallway a carpeted staircase leads up to the

LANDING



A large, open and spacious landing that again creates the ideal communal space for the first floor. With a carpeted floor, double radiator, central light fitting and cornice to ceiling.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom that offers ample space for a king size bed along with additional bedroom

furniture. This room also features a gas fireplace, on the tiled hearth with tile mantelpiece, again offering an essential focal point for the entire room. With a sash window to the rear elevation, pedestal washbasin, double radiator, central light fitting, carpeted floor and cornice to ceiling.



BEDROOM 2



Another good-sized bedroom again offering plenty of space for a double bed along with additional bedroom furniture. With a large sash window to the front elevation, carpeted floor, chimney breast, inset gas fireplace on a marble hearth, cornice to ceiling and central light fitting.



BEDROOM 3



A neatly presented third bedroom that would be the ideal work from home office space, guest room or child's bedroom. At the far end of the room is a laminated counter with inset washbasin. With a carpeted floor, double radiator, central light fitting, sash window to the front elevation and cornice to ceiling.

BATHROOM

A well laid out house bathroom that makes excellent use of the space on offer. With a panel bath, low flush toilet, pedestal wash basin, double radiator, central strip light, frosted sash window to

the rear elevation and airing cupboard storage to one side.



From the landing a carpeted staircase leads up to the

UPPER LANDING



With a carpeted floor Velux window, central light fitting and eaves storage space.

From the upper landing wooden doors open into

BEDROOM 4

A large fourth bedroom offering space for double bed and additional bedroom furniture. This room benefits from a large cupboard storage space that

would make the ideal walk-in wardrobe. With a carpeted floor, central light fitting, wall mounted light fitting, television access point and uPVC double glazed window to the front elevation.



BEDROOM 5



A generous and spacious fifth bedroom again offering space for double bed and benefiting from a fitted cupboard to one side offering additional storage space. With a carpeted floor, central light fitting, large Velux window and a beamed ceiling.

From the hallway a wooden door opens onto carpeted stairs that leads down to the

LOWER GROUND HALLWAY

An L-shaped hallway that offers access to the rear of the property by a solid wooden door and benefits from fitted wardrobe cupboard storage. A hatch provides access into the under-croft area of the property that would be ideal for extension (planning permitted) to create another large usable space, media room or "man cave".

From the basement hallway wooden doors lead into

STORE ROOM 1

A spacious storage room that features a solid stone sink, solid floors, central light fitting and a window to the rear elevation.



A spacious single garage with concrete floor, central strip lights and manual garage door leading to the rear driveway.



UNDERCROFT



STORE ROOM 2



Another useful storage space offering the ideal location for tools or gardening equipment.

INTEGRAL GARAGE



GARDENS



A beautifully presented, Victorian style, front garden that features a circular flower bed enclosing a ring of patio flags with central secondary flower bed. The front garden is bordered by stone wall and hedges that greatly enhance the kerb appeal of the property whilst also distancing itself from the roadside along with adding an additional level of privacy.



GENERAL



PARKING



The property has the benefit of all mains services, gas, electric and water with the added benefit of some uPVC double glazing and gas central heating.

TO VIEW

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

LOCATION

What3words: [///dock.flat.resort](#)

Google Plus Code: P45R+XH2 Halifax

For sat nav users the postcode is: HX3 0AH

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.

To the rear of the property is a large tarmac drive that offers ample space for two to three cars, bordered on either side by charming flower beds with stone wall.



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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APPROX GROSS INTERNAL FLOOR AREA: 249 sq. m / 2679 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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