

MARSH & MARSH PROPERTIES

12 St Mark's Avenue, Low Moor, BD12 0TY

£260,000



****ATTENTION ALL YOUNG/GROWING FAMILIES OR COUPLES**** A THREE BEDROOM semi-detached family home situated on a cul-de-sac in Low Moor. This property on a corner plot boasts a large, enclosed rear and side garden as well as a driveway with space for up to three cars. In brief, you will find a porch, entrance hall, lounge, second reception room, and a kitchen on the ground floor. To the first floor, you will find a landing that provides access to a partly boarded loft via a pull-down ladder, three double bedrooms, and the house bathroom. Externally, you will find a well-presented garden with flagged, lawn, and pebbled areas to the rear. To the front, you will find a pebbled front garden with mature plants and flowers to the border, a driveway with space for up to three vehicles, and a garage.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

PORCH

A porch with exposed stone walls, a tiled floor, two UPVC windows, and a UPVC door.

ENTRANCE HALL



An entrance hall with an open staircase, window, radiator, two UPVC windows, and a UPVC door.

LIVING ROOM 3.5 x 4.7m (11'3 x 15'5)



A large lounge with coving and a radiator. To complete this room there is a bay window that helps to flood the room with natural light.

KITCHEN 2.3 x 3.8m (7'8 x 12'3)

A wide range of wall and base units including a sink with chrome mixer tap. A built-in oven, grill,

hob, extractor fan, and space and plumbing for a tall fridge freezer and a washing machine. The kitchen also homes the combo boiler installed in 2022 as well as having a radiator, a double-glazed window, a UPVC window, and a UPVC door leading to the rear garden.

DINING ROOM 3.5 x 3.8m (11'3 x 12'3)



A second reception room currently used as a dining room with tasteful décor, coving, a radiator, and a UPVC window.

LANDING

Stairs lead up from the entrance hall to a landing with a UPVC window. The landing also provides access to the partially boarded loft with a pull-down ladder.

BEDROOM ONE 3.5 x 3.7m (11'5 x 11'11)



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

BEDROOM TWO 3.5 x 4.2m (11'5 x 13'7)



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

BEDROOM THREE 3.0 x 3.0m (9'8 x 10'0)



A small double/single room with a radiator and a UPVC window.

SHOWER ROOM 2.3 x 2.6m (7'8 x 8'6)

A three-piece suite comprising of a walk-in glass shower cubicle with an electric shower above, a low flush toilet and a vanity sink unit. To complete this room there is an extractor fan, a chrome

towel radiator, and two UPVC windows.



EXTERNAL



To the rear there is a well-presented garden with

flagged, lawn, and pebbled areas. To the front you will find a pebbled garden with mature plants and flowers to the boarder, a driveway with space for up to three vehicles, and a garage.



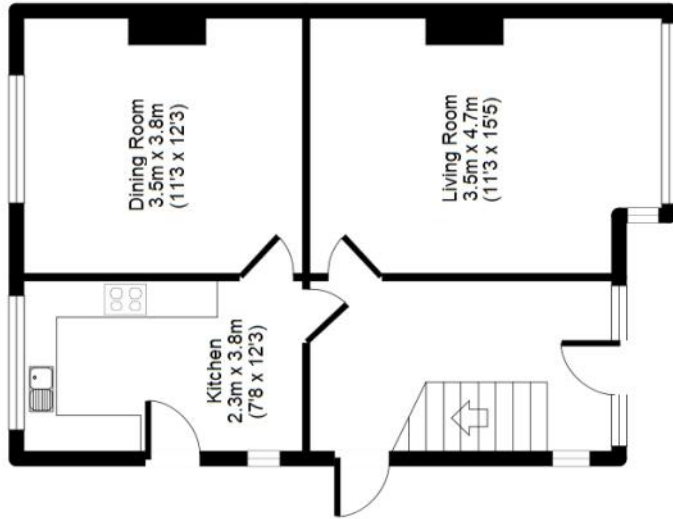
GARAGE



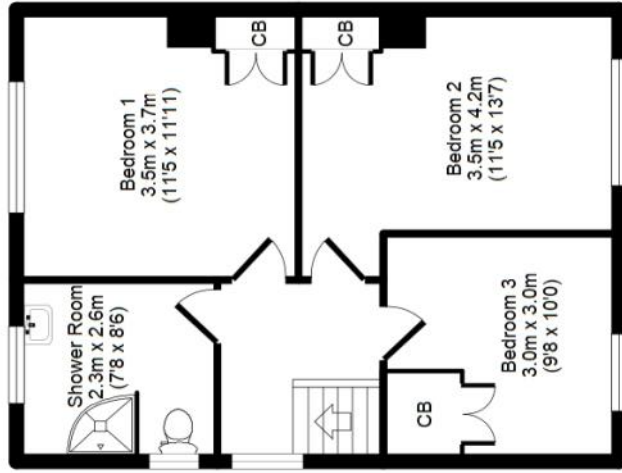
A one car garage with wooden garage doors, a window, and a UPVC door that provides access via the rear garden.

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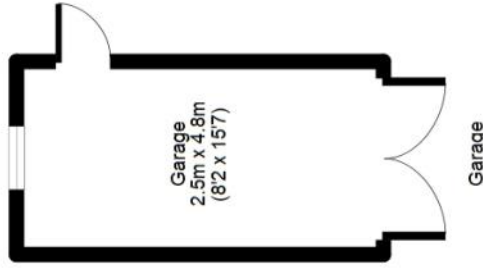
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Ground Floor



First Floor



Garage

APPROX GROSS INTERNAL FLOOR AREA: 104 sq. m / 1124 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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