

# MARSH & MARSH PROPERTIES

34 Sandbeds Road, Pellon, Halifax, HX2 0QL

£140,000



**\*\*ATTENTION ALL YOUNG COUPLES AND FIRST TIME BUYERS\*\*** This delightful two double bedroom mid-townhouse features a modern kitchen and bathroom, complemented by generous outdoor spaces to both the front and rear. Located in Pellon, the property offers easy access to local amenities, including schools, supermarkets, and parks. The ground floor opens with an inviting entrance hall, leading to a spacious lounge and a modern kitchen diner complete with integrated appliances. Upstairs, the landing provides loft access and connects to two well-sized double bedrooms and a stylish bathroom with a sleek three-piece suite. Outside, a large lawn enhances the front, while the rear boasts a charming stone patio and a lawn, ideal for outdoor relaxation and entertaining.

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### ENTRANCE HALL

Enter the home through a UPVC door into the welcoming entrance hall, featuring a stylish radiator and tasteful décor that sets a warm, inviting tone.

### LIVING ROOM 5.3 x 3.9m (17'6 x 12'9)



The lounge area is spacious and thoughtfully designed for both comfort and functionality. At its heart, a wall-mounted coal-effect living flame gas fire serves as a focal point and a sleek radiator ensures the space remains cozy during colder months. The under-stair storage provides a practical solution for stowing away items, keeping the area uncluttered and open while a large UPVC window allows natural light to fill the room, creating a bright and airy atmosphere. Together, these elements make the lounge a welcoming retreat, perfect for either relaxation or gatherings.

### DINING KITCHEN 5.3 x 2.3m (17'6 x 7'6)

The kitchen is stylish and functional, with a range of modern wall and base units, an asterite one-and-a-half sink with a chrome mixer, and splashback tiles. It includes a built-in oven, induction hob, integrated fridge freezer, and washing machine, all seamlessly incorporated. A UPVC window and rear door bring in natural light,

enhancing the tasteful décor for a welcoming, organised space.



### LANDING

A staircase ascends from the entrance hall to the landing, which provides convenient access to the loft.

### BEDROOM ONE 4.4 x 3.2m (14'5 x 10'4)



The double bedroom features a spacious built-in wardrobe, tasteful décor, and a radiator for comfort. A large UPVC window offers pleasant views, filling the room with natural light.



### **BEDROOM TWO 3.5 x 3.0m (11'4 x 10'0)**



The double bedroom includes built-in wardrobes for ample storage, a radiator for warmth, and a UPVC window.

### **BATHROOM**



The bathroom features a stylish three-piece suite, including a bath with both rainfall and handheld power showers, complemented by a glass shower screen. It also includes a low flush toilet, and a vanity sink unit with a chrome mixer tap. Wall tiles enhance the aesthetic, while a wall-mounted storage cabinet and a mirrored cabinet provide practical storage solutions. A UPVC window allows natural light to fill the space, creating a bright and

inviting atmosphere.

### **EXTERNAL**



At the front, a concrete path leads to the front door, and a large lawn area that enhances the home's curb appeal. At the rear, a stone patio provides a perfect space for outdoor relaxation, with steps leading up to a well-maintained lawn area, ideal for gardening or recreational activities.



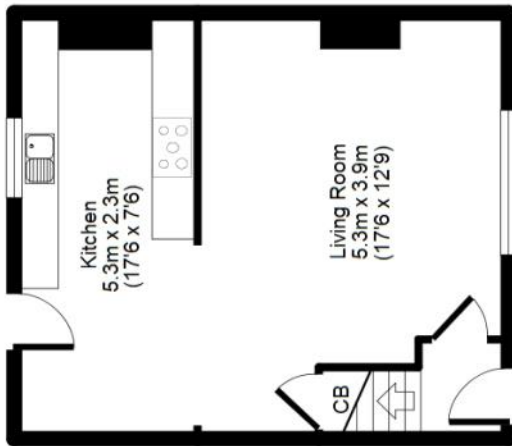
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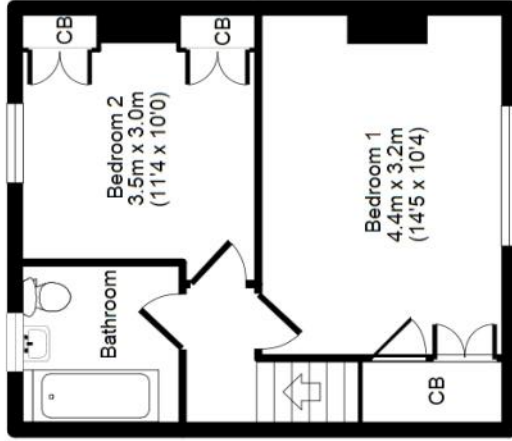
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## 34 Sandbeds Road, Pellon, Halifax, HX2 0QL



Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 66 sq. m / 710 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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