

MARSH & MARSH PROPERTIES

53 Wade House Avenue, Shelf, HX3 7NX

£160,000



Located at the head of a quiet and peaceful cul-de-sac, bordered by fields at the head, is this charming two bedroomed, terraced, property. The house is vacant and offered with the added advantage of being NO CHAIN. A perfect property for any first time buyer, property investor or professional couple looking for a home that is ripe to put your own stamp onto. The house features a charming front garden that offers an attractive kerb appeal that could possibly be changed into private parking. To the rear of the property is a low-maintenance garden that offers the ideal place to sit out and relax.

Internally the property is offered in good, albeit, dated condition, offering the perfect opportunity to create something that is truly yours. The property offers a charming living room, well-appointed kitchen, rear porch, two double bedrooms and house shower room.

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

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The property benefits from a well-connected location with Shelf village being within easy walking distance. The property is also close to local primary and secondary schools. Halifax town centre is just a short drive away, providing excellent shops and services including access to its train station, providing regular rail connections to the surrounding area, including access to the Grand Central train service. The property also benefits from being within 12 minutes' drive from the M62 motorway, providing quick and easy access to the major cities of Leeds, Bradford and Manchester.

Owing to the vast amount this property has to offer, sought after residential location and quiet setting an appointment to view is highly encouraged.

From the front of the property a uPVC double glazed door opens into the

HALLWAY

A welcome reception to the property providing a barrier from the external aspect to the internal. With its double radiator, carpeted floor and central light fitting.

From the hallway a wood panel door opens into the

LIVING ROOM



A well-presented living room that is bathed in natural light owing to the large uPVC double glazed bay windows to the front elevation. A gas fire, with marble hearth and mantelpiece, provides a central feature for the whole room. With a carpeted floor, central light fitting, wall mounted light fittings, two radiators, cornice to

ceiling, television and telephone access points.



From the living room a wood panel door opens into the

KITCHEN



A well-presented and functional kitchen. The room benefits from ample storage space owing to an under stairs cupboard/pantry. The whole room is well illuminated via a set of omni-directional ceiling spotlights, single strip light and receives ample natural light from two uPVC double glazed windows overlooking the rear garden. A uPVC double glazed door provides access to the rear porch. With a fitted gas hob, dual oven unit, laminated work surfaces to two walls, plumbing

for a washing machine, splashback tiling, plenty of storage with both over and under counter cupboards and drawers, tiled flooring, ample space for a fridge/freezer unit and a sink with mixer taps.



From the kitchen a uPVC double glazed door opens into the

REAR PORCH

The rear porch offers a barrier from the external aspect to the internal and offers access to the rear garden. With a central light fitting, storage for coats and shoes and a wooden door that opens to the external.

From the hallway, carpeted stairs lead up to the

LANDING

With carpeted floor, single radiator, loft access hatch and central light fitting.

From the landing wooden doors open into

BEDROOM 1

A good sized master bedroom offering ample space for a double bed. Three sets of fitted wardrobes offer plenty of storage space for the

bedroom. With two uPVC double glazed windows to the front elevation, two central light fittings, cornice to ceiling, single radiator and fitted blinds.



BEDROOM 2



Another good-sized bedroom benefitting from views over the garden, to the rear elevation, via its uPVC double glazed window. With carpeted floor, central light fitting, cornice to ceiling and single radiator.

SHOWER ROOM



A well laid out house bathroom that makes excellent use of the area on offer to create a highly functional space. With a corner shower cubicle, low flush toilet, vanity inset washbasin, frosted uPVC double glazed window to the rear elevation, vinyl floor, tiled walls, central light fitting and towel radiator.

GARDENS



To the front of the property is a lawned and flowerbed garden, with bordering flagged patio to two sides, that offers a charming reception to the property and a welcoming kerb appeal. The front garden could possibly be converted to private parking if you require.



To the rear is a low-maintenance patio garden, with flowerbeds, that offers the ideal place to sit back and relax or to have a barbeque. To the rear corner of the garden is an external storage shed. To the rear of the garden a gate opens onto the resident's rear access path that borders the fields to the rear.



For sat nav users the postcode is: HX3 7NX

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.

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.



PARKING

The property currently features on street parking.

GENERAL

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



TO VIEW

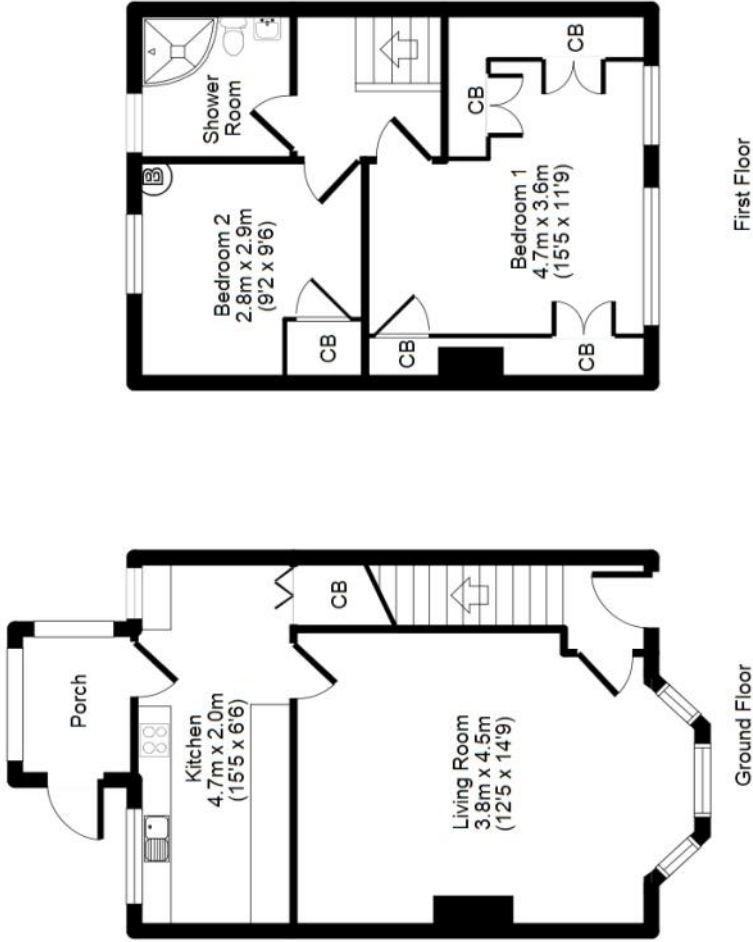
Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: ///ending.perky.festivity

Google Plus Code: Q53J+MRM Halifax

53 Wade House Avenue, Shelf, HX3 7NX



APPROX GROSS INTERNAL FLOOR AREA: 65 sq. m / 701 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.

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