

MARSH & MARSH PROPERTIES

3 Kimberley Place, Halifax, HX3 6SA

£130,000



THE perfect property for a first time buyer or property investor, looking for that smart first home, all offered with an added advantage of being with NO CHAIN. A two bedroomed, mid-back-to-back, nestled away on the side of the Calder Valley, in a location that you would not know to be there unless you had already been, creating a charming private hamlet feel. This property has on street parking in the surrounding area. To the front of the property is a beautifully presented and low-maintenance patio garden, south facing, creating a real sun trap; perfect to sit out and relax.

Internally the property is offered in a well-presented condition, with a modern style and décor throughout, offering someone the ability to move in and make this space your own. The house is located over four levels with its spacious living room, well-appointed kitchen, two double bedrooms (over two floors), house shower room, eaves storage space and storage cellar. Just step inside and you will be surprised with everything this house has to offer.

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

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The property benefits from being within the catchment areas of good primary and outstanding secondary schools, both within walking distance. The property is also within easy access of Halifax town centre providing quick access to all the local shops and services. Halifax train station also provides access to its outstanding rail connections, including the Grand Central train service. The M62 motorway is a short 15 minute drive away providing easy access to the major cities of Leeds, Bradford and Manchester.

Owing to the whole host of fantastic features on offer with this property, including the south facing garden, neutral internal décor and well-connected location, all with the added advantage of being with NO CHAIN, all for a realistic asking price, an appointment to view is essential.

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

LIVING ROOM



A light, bright and spacious living room that offers the ideal communal space for the property, offering plenty of room for a three piece suite. An electric fireplace, on a tiled hearth and with

wooden mantelpiece, offers the ideal central feature for the whole room. A light and bright space owing to the numerous ceiling inset spotlights and the uPVC double glazed window, to the front elevation, in addition to the transom window. With a carpeted floor, cornice to ceiling, double radiator and television access point.



From the living room an opening leads into the

KITCHEN



A well laid out kitchen, featuring laminated work surfaces to two walls, all with over and under counter cupboards and drawers. With an integrated hob, integrated oven, plumbing for a washing machine, space for a fridge/freezer, uPVC

double glazed window to the front elevation, ceiling inset spotlights, vinyl flooring, tiled splashbacks, extractor hood and a 1 ½ sink with stainless steel mixer tap.



From the living room a wooden door opens onto carpeted stairs that lead up to the

LANDING

With a carpeted floor and central light fitting.

From the landing wooden doors open into

BEDROOM 1

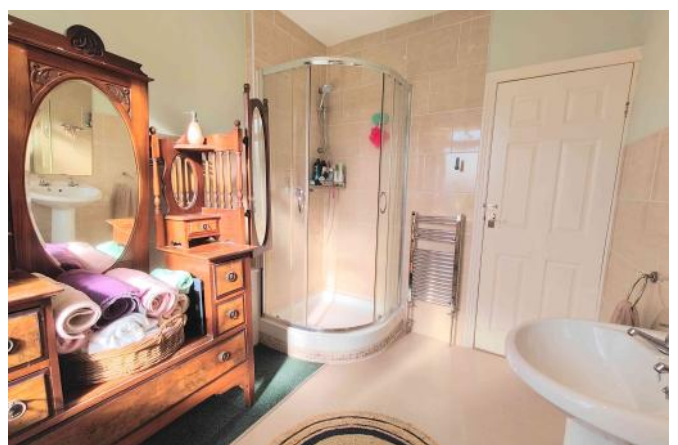
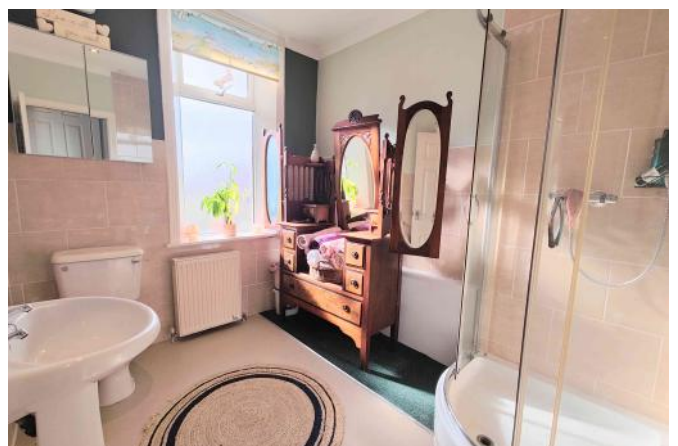


A spacious master bedroom that offers more than ample space for a king sized bed along with

additional bedroom furniture. Another bright room owing to the uPVC double glazed window to the south elevation. With a carpeted floor, ceiling inset spotlights and single radiator.



SHOWER ROOM



A well laid out house shower room that makes excellent use of the space on offer to create a highly functional and stylish room. With a corner shower cubicle, vinyl floor, tiled splashbacks, pedestal washbasin, low flush toilet, frosted uPVC double glazed window to the front elevation, ceiling inset spotlights and an extractor fan.

From the landing a wooden door opens onto carpeted stairs that lead up to

BEDROOM 2



A rather spacious second bedroom, offering space for a double bed with additional bedroom furniture. This room also benefits from eaves storage via two doors to the front of the room.

With a carpeted floor, beamed ceiling, single radiator and Velux style window.

From the kitchen a wooden door opens onto stone stairs that lead down to the

CELLAR



A spacious cellar storage area with its stone floor, stone shelving, central light fitting and frosted uPVC double glazed window to the front elevation.

GARDEN



To the front of the property is a spacious brick paved patio seating area. To the front corner is a pebbled flowerbed and the whole garden is

bordered by a stone wall and wooden fence to parts. The ideal place to sit back and relax or have a barbeque owing to its south facing orientation making this a real sun trap.



costs. If you are interested please give our office a call on 01422 648 400.

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PARKING



The house benefits from 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

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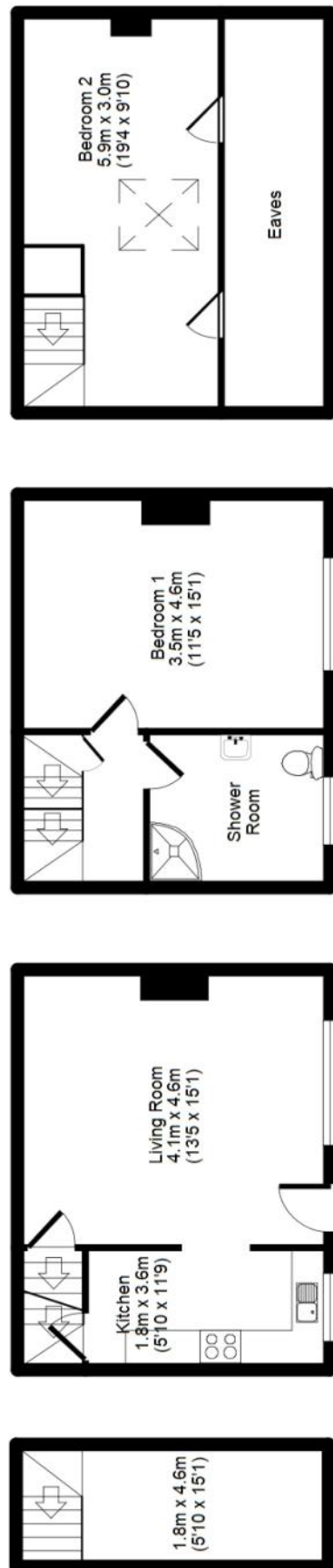
Google Plus Code: P4WF+8WV Halifax

For sat nav users the postcode is: HX3 6SA

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing

3 Kimberley Place, Halifax, HX3 6SA



Second Floor

First Floor

Ground Floor

Cellar

APPROX GROSS INTERNAL FLOOR AREA: 89 sq. m / 960 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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