

MARSH & MARSH PROPERTIES

10 Albert Street, Clifton, HD6 1QU

£165,000



First time buyers, young couples or professionals take note of this property, a two bed roomed terraced property, located in the highly sought after Clifton Village and offered with the added advantage of NO CHAIN, opportunities such as this rarely come available. Having been lovingly and fully renovated to create a charming and well-presented home that benefits from private driveway parking to the front elevation with a driveway in addition to a lower ground floor single garage with further storage space. To the rear of the property is a low maintenance cobbled garden, offering plenty of space for a potted plant garden, a place to sit out and relax or have a barbeque.

Once you step inside you will notice the love, care and attention that has been poured into the property to create a modern and stylish home, featuring a neutral colour scheme, creating a home that is ready to move into. The house also retains some original features to create a charming feel and a sense of character. With its light and bright living room (with additional storage cupboard), well-appointed and bright kitchen, two double bedrooms and a well laid out house bathroom.

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

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The property is within the catchment area of outstanding primary and good secondary schools, both within walking distance of the property. There are fantastic transport connections with the M62 motorway being within a 5-minutes' drive away, as well as Brighouse train station just a 5-minute drive with its excellent train connections and access to the Grand Central train service.

Owing to the highly sought after location of the property, its immaculate internal aspect and private parking, all with the added advantage of being with NO CHAIN, an appointment to view is essential.

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

HALLWAY

A welcoming reception into the property with a carpeted floor, central light fitting, wall mounted coat hooks and a double radiator.

From the hallway a wooden door opens into the

LIVING ROOM



An ideal place to relax, the living room is

beautifully presented and offers ample space for a suite. To one side of the room a dining table is nestled to the corner. An under stairs cupboard offers plenty of additional storage space. With its carpeted floor, central light fitting, ceiling rose, double radiator and a television access point.



From the living room a wooden door opens into the

KITCHEN



A beautifully presented kitchen that features laminated work surfaces to two walls, with over or under counter cupboards and drawers offering additional storage space. The kitchen has a composite door that provides access to the rear

garden. With an integrated hob, integrated oven, modern style extractor hood, uPVC double glazed window to the rear elevation, solid stone floor, tiled splashbacks, plumbing for a washing machine, space for a fridge/freezer, ceiling inset spotlights and a 1 ½ sink with mixer tap.



From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor and central light fitting.

From the landing wooden doors open into

BEDROOM 1

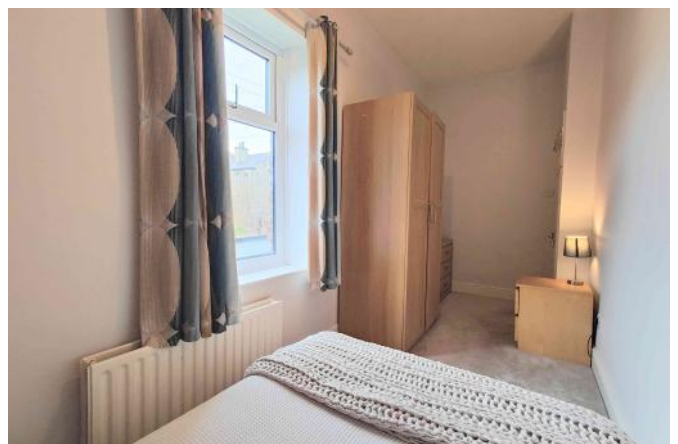


A large and spacious master bedroom that offers

ample space for a king sized bed along with additional bedroom furniture. An original cast iron fireplace offers a fantastic central feature for this room. With a uPVC double glazed window to the front elevation, ceiling inset spotlights, carpeted floor and a double radiator.



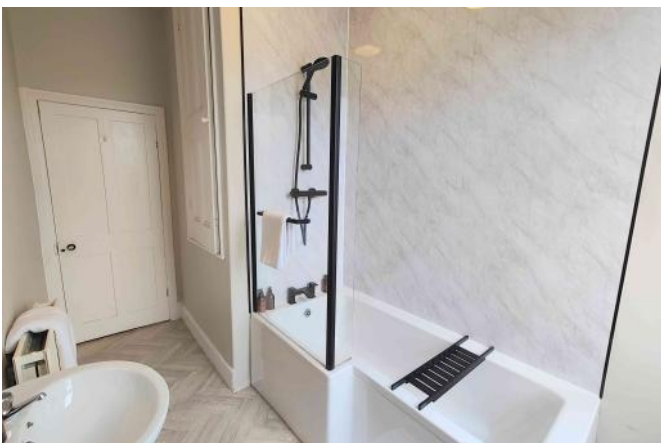
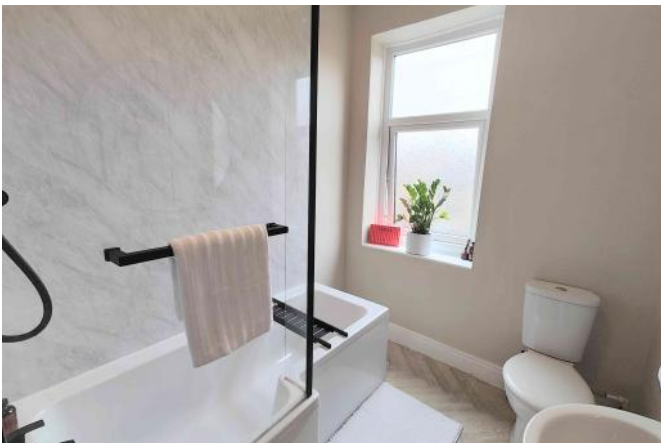
BEDROOM 2



A generous second bedroom that offers ample space for a double bed along with additional space for bedroom furniture, currently laid out to create a dressing area. With a carpeted floor, uPVC double glazed window to the rear elevation, central light fitting and double radiator.



BATHROOM



A beautifully presented house bathroom featuring a "L" shaped panel bath, over bath shower, glass

splash guard, pedestal washbasin, close coupled toilet, airing cupboard, central light fitting, frosted uPVC double glazed window to the rear elevation, double radiator, vinyl flooring and splashback boarding.

GARDEN



To the rear elevation is a cobbled garden space, ideal for a potted plant garden or having a barbeque. A rear covered out building is an ideal bin store and the garden offers access to the access road at the rear from a joint wooden gate.

PARKING & GARAGE

To the front of the property is a driveway that offers a private parking space for the property.

To the rear of the drive is a single garage that features a storage space at the far end, central light fitting and power outlets.

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: [///change.acting.known](#)

Google Plus Code: P63H+4C4 Brighthouse

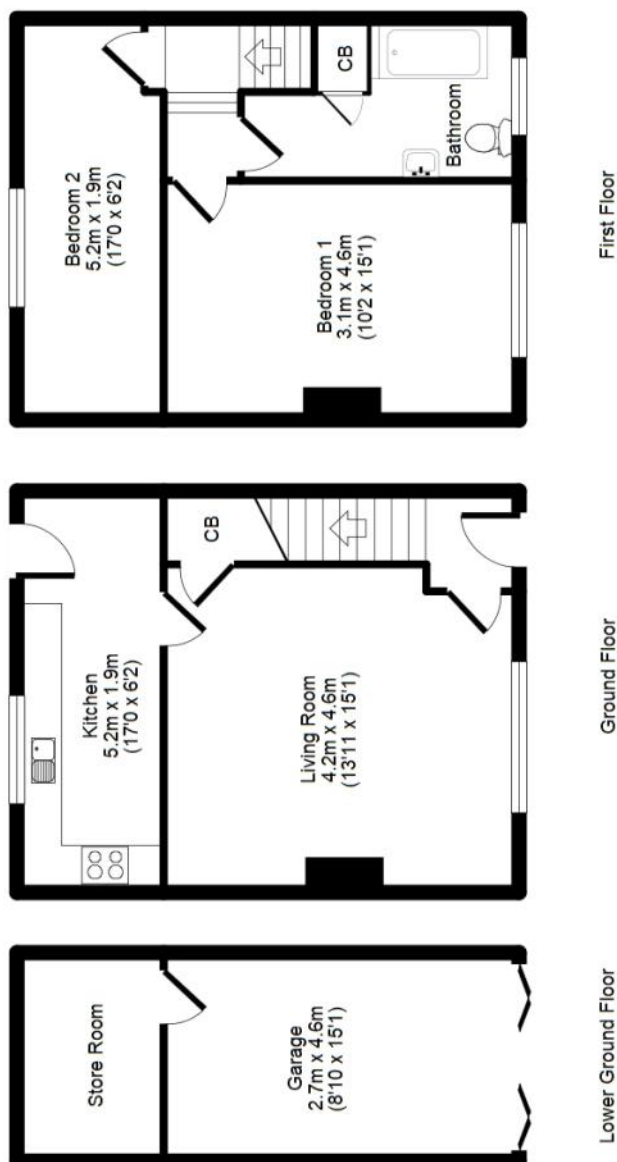
For sat nav users the postcode is: HD6 1QU

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.

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APPROX GROSS INTERNAL FLOOR AREA: 85 sq. m / 916 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. 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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