

# MARSH & MARSH PROPERTIES

18 Blackwall, Halifax, HX1 2BE

£189,950



It is exciting to offer this two bedroomed, terrace, property; situated in the heart of Halifax town centre, a rare treat that is ideal for a professional person or young couple looking for that perfect starter home. The property is also offered with the added benefit of being NO CHAIN. The property is a real "TARDIS" feeling much larger on the inside than the frontage suggests. The property has its own private, low-maintenance, patio garden to the rear elevation, perfect to sit out and relax or to have a barbeque. To the front elevation there is plenty of on-street permit parking available.

Internally this property is certainly going to impress, being presented with an eclectic and welcoming décor throughout, with some original property features, and a style that truly offers that special something. As soon as you step inside you immediately notice the charm and unique styling that is on offer with this house. With its spacious living room, well-appointed and open dining kitchen, utility room, two double bedrooms, house shower room and a large part-developed loft area that could be converted into two further usable rooms.

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Its central town centre location means it is on the doorstep of all the fantastic amenities that Halifax has to offer, as well as being a short distance from the Lloyds Bank head office building. The property, therefore, has quick access to the Halifax Bus and train stations, both offering fantastic transport connections to the surrounding area, as well as a quick and easy access to the Grand Central Train Service to London. The property is also within the catchment area of good local schools.

Owing to the fantastic number of features on offer with this property, including the large internals, classic and timeless style, along with its well-connected location, all with the added benefit of being offered with NO CHAIN, an appointment to view is essential.

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

### LIVING ROOM



An ideal first impression as you step inside the property, the living room offers a warm and welcoming reception that is the epitome of the style that you will see throughout the property.

Its beamed ceiling and solid wooden flooring, when twinned with the modern style, creates an eclectic and stylish atmosphere. A central gas fireplace, set into the chimney breast, creates the ideal central feature for the whole room. With its central light fitting, television access point and uPVC double glazed window to the front elevation.



From the rear of the living room a wooden door opens into the

### DINING KITCHEN



A light, bright and spacious dining kitchen, that creates the ideal central area to the property. Featuring wooden work surfaces to two sides,



along with an under stairs work surface area, all with cupboards and drawers, offering ample work space. A range style cooker unit is inset into the chimney breast creating a charming feature as well as a fantastic cooking space. There is plenty of room for a large family dining table to the central area. With a tiled floor, extractor hood, splashback tiling, central light fitting, beamed ceiling, uPVC double glazed window to the rear elevation overlooking the rear garden, space for a fridge/freezer and an inset sink with stainless steel mixer tap.



From the rear of the dining kitchen a wooden door opens into the

## UTILITY ROOM



A fantastic addition to the property, the utility room offers plenty of additional work space and also offers access to the rear garden via a uPVC door. With a tiled floor, tiled splashbacks, uPVC double glazed window to the side elevation, laminated work surfaces, cupboards, central light fitting, creel, plumbing for a washing machine, space for a dryer, space for a dishwasher.

From the dining kitchen a staircase leads up to the

## LANDING

A long and bright landing with its two central light fittings, double radiator, cupboard storage space and a carpeted floor.

From the landing wooden doors open into

## BEDROOM 1



This large master bedroom offers a fantastic amount of space for a king sized bed along with additional bedroom furniture. The room is bathed in natural light owing to the two uPVC double glazed windows to the front elevation. With its central light fitting, carpeted floor and large vertical style radiator.





an original cast-iron style fireplace offering a charming central feature. An open storage area, to one side, offers plenty of wardrobe and storage space. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and vertical style radiator.



### SHOWER ROOM

### BEDROOM 2



Another good sized bedroom that can accommodate a double bed. The room features

A well-appointed and laid out house shower room that makes excellent use of the space on offer. With its walk-in style shower cubicle, vanity inset washbasin, close coupled toilet, wood laminate flooring, mermaid board wall panels, central light fitting, frosted uPVC double glazed window and an extractor fan.



From the landing a wooden door opens into the

### STORAGE AREA

A storage cupboard that has been configured as the ideal walk-in wardrobe. Offering a fantastic amount of hanging storage space and a light fitting.

A pull-down ladder in the storage area leads up to the

### LOFT



A fantastic potential with the possibility of adding two usable rooms for the property, subject to planning and works. As you can see in the photos part of the work has been started and could easily

be configured to your needs.

### REAR GARDEN



To the rear of the property is a fully enclosed, private and low-maintenance patio garden. The perfect location to sit out and relax or to have a barbeque.

### PARKING



To the front of the property there is permit parking available.

### GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas

central heating.

### **TO VIEW**

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

### **LOCATION**

What3words: [///votes.issued.drill](#)

Google Plus Code: P49P+W5M Halifax

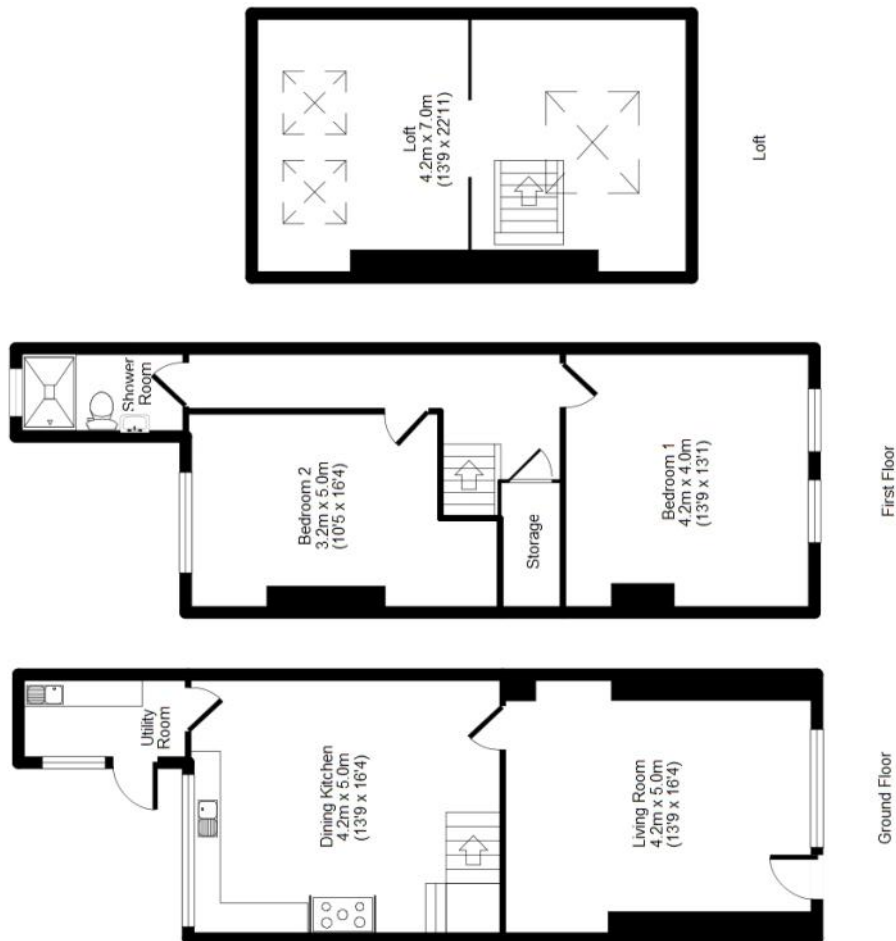
Postcode: HX1 2BE

### **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.

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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 warrant.

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