

MARSH & MARSH PROPERTIES

33 Bowman Terrace, Halifax, HX1 5PB

£90,000



Situated on a residential street in Halifax town centre is this two bedroomeed, terraced, property, the ideal property for a first time buyer or property investor. The property features a rear low maintenance patio garden to rear elevation.

As you step inside you will notice the modern and stylish décor throughout presenting the opportunity for any prospective buyer to move in with little work required. The house benefits from a spacious living room, well-appointed kitchen, spacious storage cellar, two double bedrooms (master with fitted wardrobes) Modern Bathroom and a new central heating system.

Not only does this property offer direct access into Halifax town centre, but also provides excellent connections with the M62 motorway just 15 minutes' drive away providing quick access to Leeds, Manchester and Bradford. Also nearby is the Halifax train station which has cross Pennine connections and access to the Grand Central train service to London.

This property boasts many superb features for a first time buyer or investor and an internal inspection is certainly required in order to fully appreciate this home.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

GROUND FLOOR ENTRANCE HALLWAY

Entrance vestibule with stairs leading to the first floor. Radiator, Door opens into:

LIVING ROOM



3.309m x 4.319m (10' 10" x 14' 2") A spacious lounge with a window to the front elevation. Gas fire to chimney breast with modern inset and hearth surround. Radiator.

KITCHEN



4.475m x 2.624m (14' 8" x 8' 7") A modern kitchen with a range of wall and base level units with inset sink, integrated gas oven with extractor. Space for washing machine and fridge freezer unit. Radiator.

Door to access storage cellar. Door to access rear enclosed yard.

FIRST FLOOR FIRST FLOOR LANDING

With access to bedroom and bathroom accommodation. Loft access.

BEDROOM 1



3.142m x 3.131m (10' 4" x 10' 3") A spacious double bedroom with fitted wardrobes. Window to the front elevation. Radiator.

BEDROOM 2



2.287m x 2.770m (7' 6" x 9' 1") A double bedroom with window to the rear elevation. Radiator.

BATHROOM

A modern bathroom suite incorporating a low flush WC, P-shaped bath with overhead shower and a pedestal hand wash basin. Window to the rear elevation. Heated towel rail.



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.

EXTERNAL



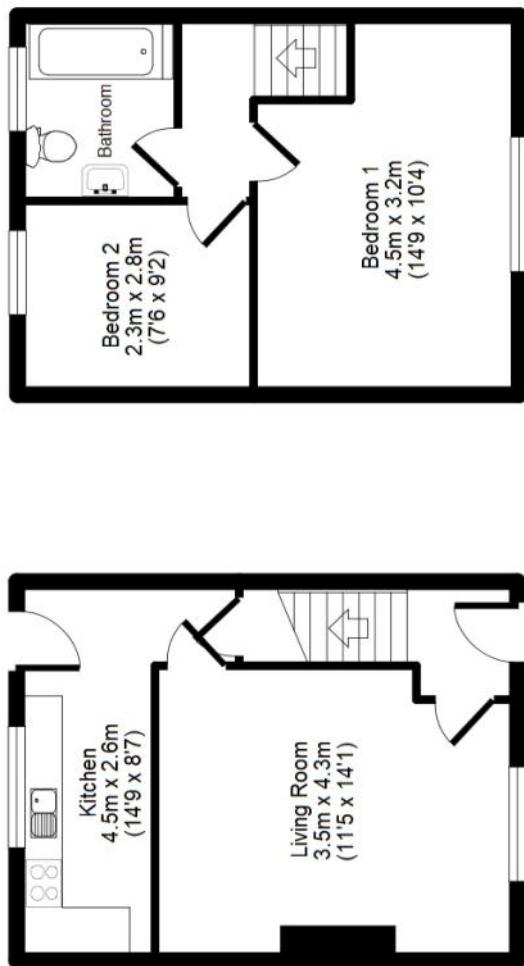
The property has on street parking to the front. To the rear the property there is an enclosed low maintenance patio garden.

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

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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 54 sq. m / 575 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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