

# MARSH & MARSH PROPERTIES

563 New Hey Road, Mount, Huddersfield, HD3 3XN

£170,000



\*\*ATTENTION ALL INVESTORS – DO NOT MISS OUT ON THIS OPPORTUNITY\*\*  
A THREE BEDROOM semi-detached property brimming with potential, situated in the desirable Mount area and enjoying stunning far-reaching hillside views. The property benefits from nearby country walks, highly regarded schools, and local amenities, along with quick and easy access to the M62 motorway. In brief, the ground floor comprises a kitchen, a spacious lounge with access to the lower ground floor, and a rear entrance. The lower ground floor offers enormous potential to be renovated into a self-contained granny flat, comprising two large basement areas, a store and a further store/entrance formerly a bathroom, with separate access into the rear garden. To the first floor is a landing, three bedrooms and the house bathroom. Externally, the property features a concrete walkway to the front as well as a large garden to the rear. An internal inspection is strongly recommended to fully appreciate the scope and potential on offer.

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

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### KITCHEN 2.4 x 4.9m (7'10 x 16'0)



A composite front door and window lead into the kitchen, which includes a sink, space and plumbing for an oven and washing machine. This space homes the combination boiler installed in 2022. Double-glazed windows enjoy far-reaching hillside views.

### LIVING ROOM 4.6 x 4.6m (15'1 x 15'1)

A spacious lounge featuring a gas fire, radiator, and double-glazed windows with far-reaching hillside views.



### REAR ENTRANCE

A rear entrance with a composite door leading to the stone patio, a radiator and stairs rising to the first floor.

### LANDING

A landing with a storage cupboard and access to the loft.

### BEDROOM ONE 3.5 x 3.6m (11'3 x 11'9)

A double bedroom with a radiator and double-glazed windows enjoying far-reaching hillside views.



**BEDROOM THREE 2.3 x 2.7m (7'6 x 8'8)**



**BEDROOM TWO 2.3 x 3.0m (7'6 x 9'8)**

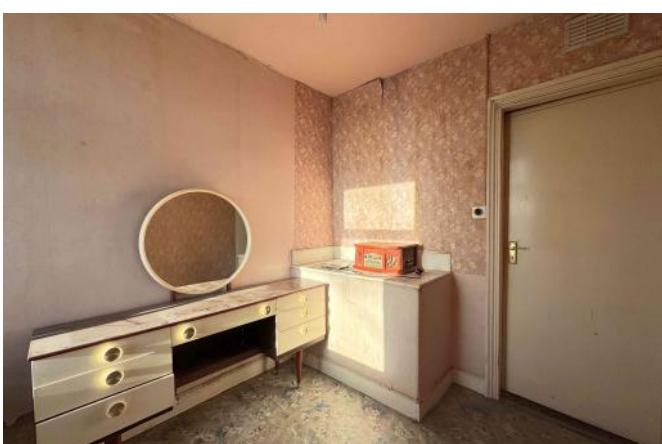


A large single bedroom with double-glazed window enjoying far-reaching hillside views.

**BATHROOM 2.3 x 2.2m (7'6 x 7'0)**



A three-piece bathroom suite comprising bath, pedestal sink, and low-flush toilet, with a radiator and a double-glazed window enjoying hillside views.



A small double bedroom with fitted wardrobes and a window.

**BASEMENT 4.6 x 4.6m (15'1 x 15'1)**

A large basement space with workbenches and window, offering significant potential.

### **BASEMENT 2.2 x 4.6m (7'2 x 15'1)**

A further generous basement storage space with stone workbench, also offering excellent potential.

### **STORE 1.8 x 4.5m (5'8 x 14'5)**

A large and useful storage space.

### **STORE 2.2 x 1.7m (7'4 x 5'6)**

A storage area formerly used as a bathroom, with plumbing still in place.

### **LOWER ENTRANCE**

A composite door provides separate access from the rear of the property directly into the lower ground floor.

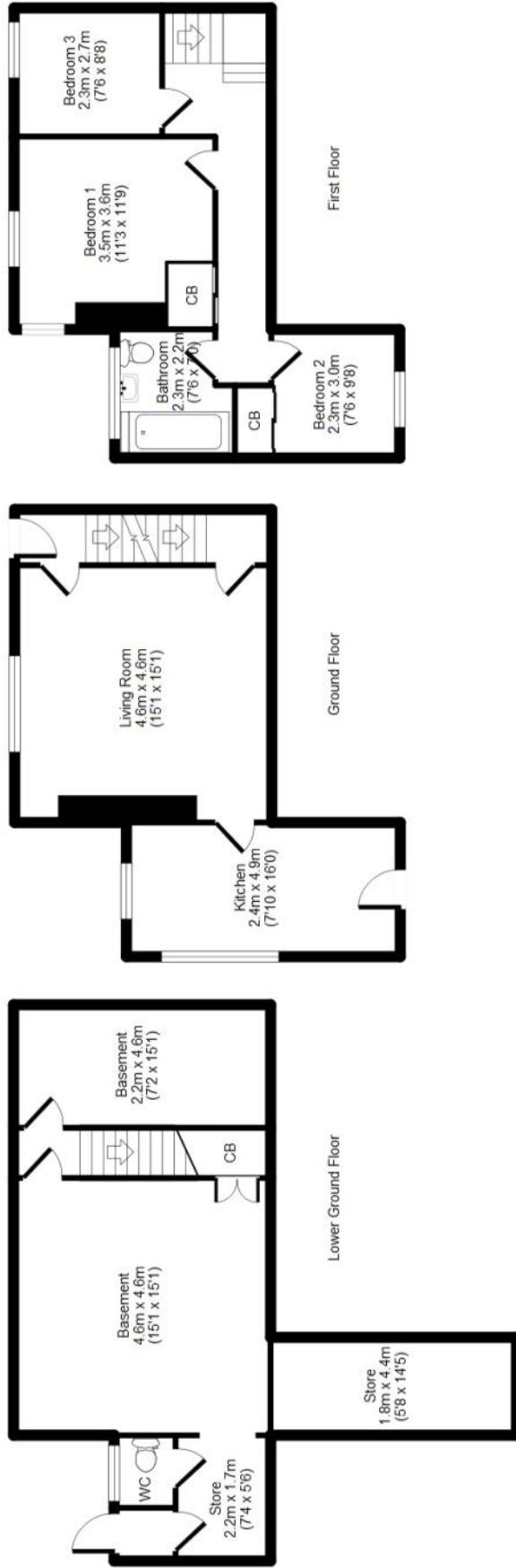
### **EXTERNAL**



A concrete walkway leads from the path to the front door. To the rear is a garden enjoying far-reaching hillside views, with lawned and stone-flagged patio areas. Stone steps lead down to the lower entrance, with a stone pathway returning to the front of the property.

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: 125 sq. m / 1346 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.  
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