

# MARSH & MARSH PROPERTIES

*Apt 1, Caddy Field Court, Jubilee Lane, Halifax, HX3 9GY*

*£85,000*



Situated on a lofty vantage point, ideally located overlooking Halifax town centre, is this two bedroomed apartment on Jubilee Lane. The property is offered with the added advantage of NO CHAIN. An ideal property for any first time buyer or property investing landlord looking for that special something. The apartment benefits from fantastic and far reaching frontal views that offer an interesting and unique outlook. The property itself benefits from an allocated parking space in the car park. The property is accessed via the side communal entrance that services a smaller number of apartments than the main door.

Internally the property offers a surprising amount of space and is offered in a neutral and bright décor throughout. With its open living room (benefitting from the aforementioned views), well laid out kitchen, two double bedrooms (one with en-suite and both with fitted wardrobes) and house bathroom.

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

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The property is ideally located, with Halifax town centre being only a short 10-minute walk. The well-connected Halifax train station is only a 5-minute drive from the property, providing quick links to the surrounding area and access to the Grand Central train service. The M62 motorway is also a 15-minute drive away, providing quick and easy access to the major cities of Leeds, Bradford and Manchester.

Owing to the fantastic opportunity on offer with this apartment, an appointment to view is essential in order to fully appreciate everything on offer.

From the communal hallway a solid wooden door opens into the

### HALLWAY

A light entrance hallway that has a central door to create a barrier from the external aspect to the internal. With a carpeted floor, two central light fittings, single radiator and videophone access control panel.

From the hallway a wooden door opens into the

### LIVING ROOM



A spacious living room that owing to its two uPVC double glazed windows to the front elevation, overlooking the fantastic frontal views of Halifax, it is bathed in natural light. The living room also benefits from two generous storage cupboards. With a carpeted floor, central light fitting and single radiator.

From the living room an opening leads into the

### KITCHEN



A neatly presented kitchen that features a "U" shaped set of laminated work surfaces, all with over or under cupboards and drawers. With an integrated hob, stainless steel extractor hood, integrated oven, integrated fridge/freezer, fitted microwave, plumbing for a washing machine, central light fitting and an inset stainless steel sink with stainless steel mixer tap.

From the hallway a wooden door opens into

### BEDROOM 1



A large master bedroom that can easily accommodate a double bed along with additional bedroom furniture. The room has access to two fitted cupboards offering ample additional storage space. With a carpeted floor, central light fitting,

single radiator and a uPVC double glazed window to the side elevation.

From bedroom 1 a wooden door opens into its

### EN-SUITE



A neatly laid out en-suite shower room featuring a shower cubicle, closed couple toilet, pedestal washbasin, tiled splashbacks, central light fitting, vinyl flooring, central light fitting and extractor fan.

From the hallway a wooden door opens into

### BEDROOM 2



A large second bedroom, again offering ample

space for a double bed and additional furniture. This room benefits from a fitted wardrobe as well as charming views to the front elevation from its uPVC double glazed window. With a carpeted floor, single radiator and central light fitting.

From the hallway a wooden door opens into the

### BATHROOM



A well laid out house bathroom featuring a panel bath, over bath shower, glass splash guard, pedestal washbasin, close coupled toilet, vinyl flooring, tiled splashbacks, central light fitting and extractor fan.

### PARKING

The property benefits from a designated parking space.



### 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: ///tells.wanted.upper

Google Plus Code: P48X+PG Halifax

For sat nav users the postcode is: HX3 9GY



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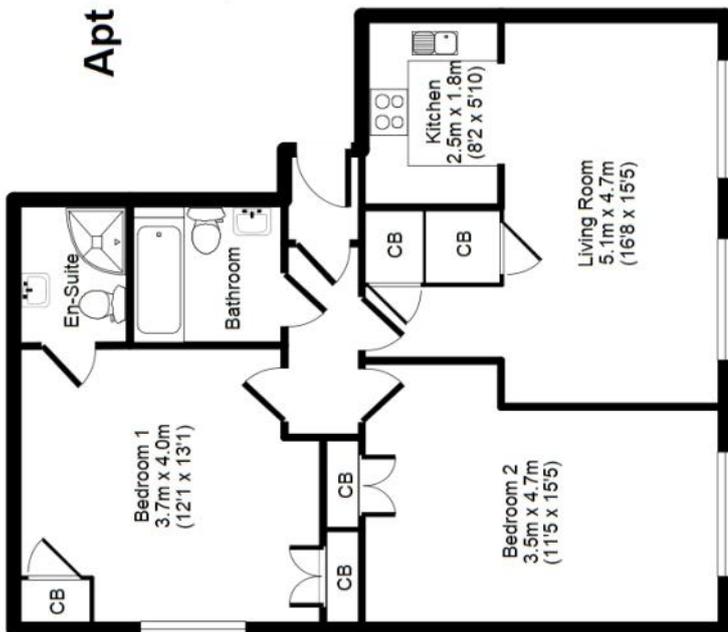
## MORTGAGE ADVICE

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,

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APPROX GROSS INTERNAL FLOOR AREA: 63 sq. m / 682 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.  
(c) Marsh & Marsh Properties

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