

MARSH & MARSH PROPERTIES

24 Stretchgate Lane, Pellon, Halifax, HX2 0EU

£145,000



Situated on Stretchgate Lane is this three bedroomed, end-terraced, property that offers a fantastic opportunity for someone looking for a realistically priced property that has the potential for either a first-time buyer or property investing landlord. This home is offered with the added advantage of being NO CHAIN. The house features front and rear gardens, creating a well presented frontage as well as the ideal location to sit back and relax in a private setting. The house also comes with the benefit of a single garage and an additional parking space, to the side of the garage, that would be ideal for either a second garage or parking bay.

Internally, the house has plenty of space on offer with its open plan style living and dining room, neatly laid out kitchen, rear porch, three bedrooms (two offering space for a double bed along with additional furniture) and house shower room. Just step inside and you will immediately see the potential on offer with this home.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

Situated in an ideal location for access to Halifax town centre, being only a short 5-minute drive. The property, therefore, has easy access to Halifax's train station that offers excellent local connections and access to the Grand Central train service to London. Also benefitting from the excellent and frequent bus services that pass close by the property. It is also within the catchment areas of good primary and secondary schools, in addition to the 'Outstanding' Crossley Heath Grammar school being within walking distance.

Owing to the fantastic potential on offer with this property, its well-connected location and spacious internals, all with the added benefit of being offered with NO CHAIN, an appointment to view is essential in order to fully appreciate this home.

HALLWAY

A surprisingly spacious entrance hallway offering the ideal reception into the property. With its carpeted flooring and central light fitting.

From the hallway a wooden door opens into the

LIVING & DINING ROOM



An open plan style living/dining room that runs

from the front of the property to the rear creating a dual aspect. Owing to the double-glazed window to the front elevation, double glazed window to the rear elevation (overlooking the rear gardens), this room is bathed in natural light. The dining area offers ample space for a family dining table with the living area able to accommodate a three piece suite. The room benefits from an under stairs storage cupboard. With two central light fittings, single radiator and television access point.



From the living and dining room a wooden door opens into the

KITCHEN





A neatly presented kitchen that features a “U” shaped set of laminated work surfaces, all with over and under counter cupboard drawers, with another wall length set of cupboards to one side. With a fitted hob, fitted oven, fitted microwave, space for a fridge/freezer, central light fitting, splashback tiling, vinyl flooring, plumbing for a washing machine, uPVC double glazed window to the front elevation and a stainless steel sink with stainless steel mixer tap.

From the kitchen a wooden door opens into the

REAR PORCH

The rear porch offers access to both the front and rear elevations with two uPVC doors.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, cupboard storage space, central light fitting and a uPVC double glazed window to the side elevation.

From the landing wooden doors open into

BEDROOM 1



A generous master bedroom offering ample space for a double bed along with additional bedroom furniture. With a carpeted floor, large set of double glazed windows to the front elevation, single radiator and central light fitting.

BEDROOM 2



Another double bedroom again offering space for a double bed and additional bedroom furniture. With a carpeted floor, double glazed windows to the rear elevation, single radiator and central light fitting.



BEDROOM 3



A neatly presented third bedroom that would be ideal for a work from home office space, guest room or child's bedroom. With a carpeted floor, uPVC double glazed window to the front elevation, single radiator and central light fitting.

SHOWER ROOM

A well laid out house shower room that features a corner shower cubicle, vanity inset washbasin, low flush toilet, single radiator, frosted uPVC double glazed window to the rear elevation, tiled walls, vinyl flooring and a central light fitting.



GARDENS



To the front of the property is a charming, multi-tier, pebbled and flowerbed garden creating a charming frontage to the property and greatly enhancing the kerb appeal of the property.





To the rear is a patio garden, fully enclosed with stone wall and features a wooden storage shed; an ideal place to sit back and relax or to have a barbeque.

PARKING



To the end of the row of the terrace is a parking forecourt with the benefit of a single garage and an additional parking space, to the side of the garage, which would be ideal for either a second garage or parking bay.

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: [///stroke.scouts.swear](#)

Google Plus Code: P4H4+JCX Halifax

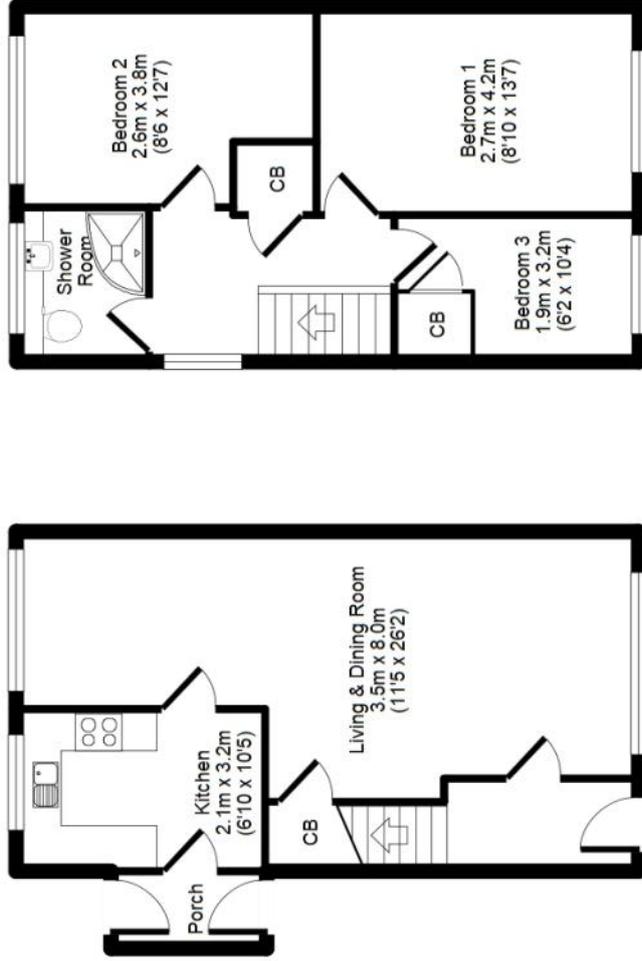
For sat nav users the postcode is: HX2 0EU

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.

24 Stretchgate Lane, Pellon, Halifax, HX2 0EU



Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 74 sq. m / 796 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 of contract or warranty.

(c) Marsh & Marsh Properties

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk