

MARSH & MARSH PROPERTIES

3 Earl Terrace, Halifax, HX3 5PU

£160,000



The ideal property for a first time buyer or growing family looking for a spacious home, offered for a realistic asking price and with the added benefit of being NO CHAIN. A three double bed roomed, townhouse style, modern property; located in a nestled away position, in Ovenden, on the outskirts of Halifax town centre. The property benefits from a front driveway that offers ample parking for up to two cars with an additional secure parking space offered by the detached single garage to the side of the driveway. To the rear of the property is a generous patio, and previously lawned, garden offering the ideal backdrop to the house as well as offering the ideal place to sit back and relax.

Internally the property is offered in a neutral condition throughout, offering the potential for any prospective buyer to move in with little work required. The property has a townhouse style layout over three floors and features a spacious living room, well-appointed kitchen, ground floor WC, two double bedrooms to the first floor, well-presented house bathroom and a large master bedroom to the top floor of the property. Just step inside and you will immediately notice the fantastic potential this property has to offer.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

The property is in a well-connected location, being just a quick four-minute drive from the centre of Halifax town that is certainly walkable. Halifax train station offers quick and easy access to the local areas in addition to the Grand Central train service to London. The house is also close to local good schools, within easy walking distance. The property also benefits from the excellent local amenities.

Owing to the fantastic potential on offer with this property, including its realistic asking price, rear garden and private parking, all offered with the added advantage of NO CHAIN, an appointment to view is certainly essential.

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

HALLWAY

A welcoming reception as you step inside the property with its carpeted floor, single radiator, central light fitting and alarm control panel.

From the hallway wooden doors open into the

LIVING ROOM



A spacious living room that offers ample space for a three piece suite along with additional furniture. A set of double wooden doors open out onto the rear garden offering access to the garden whilst creating an open feeling throughout. With a carpeted floor, central light fitting, wall mounted light fittings, double glazed window to the rear elevation, double radiator and a television access point.

KITCHEN



A well-appointed and presented kitchen that features laminated work surfaces in an “L” shape to two sides of the room. In the opposite corner there is space for a small dining table. With an integrated hob, stainless steel extractor hood,

integrated oven, double radiator, plumbing for a washing machine, splashback tiling, wood laminate flooring, double glazed window to the front elevation, central light fitting, extractor fan, space for a fridge/freezer and a stainless steel sink with a stainless steel mixer tap.



WC

A neatly laid out WC that offers ground floor facilities. With a vinyl floor, washbasin, close coupled toilet, central light fitting, extractor fan and tiled splashbacks.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, double glazed window to the side elevation, single radiator and two central light fittings.

From the landing wooden doors open into

BEDROOM 2

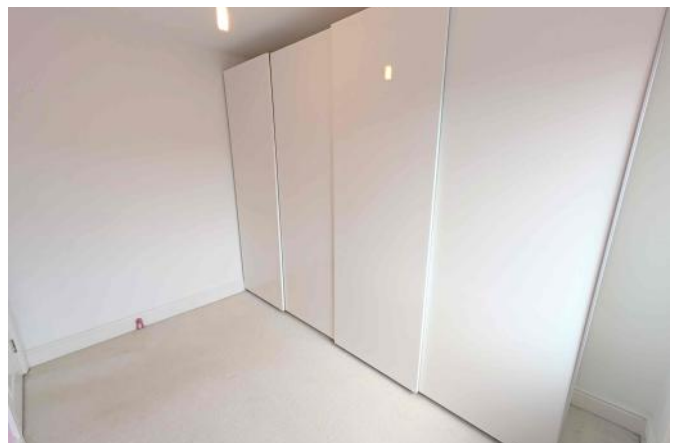


A spacious second bedroom that can easily accommodate a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, single radiator and a double glazed

window to the front elevation.



BEDROOM 3



A similar sized double bedroom that has been used as a dressing room to house large wardrobes, however, as before, the room could accommodate a double bed. With a carpeted floor, central light fitting, single radiator and a double glazed window to the rear elevation.

BATHROOM

A neatly laid out house bathroom that offers a panel bath, pedestal washbasin, frosted double glazed window to the rear elevation, shower cubicle, electric shower, close coupled toilet, stainless steel towel radiator, splashback tiling,

vinyl flooring, central light fitting and an extractor fan.



From the landing a wooden door opens onto a carpeted staircase that leads directly up to the

MASTER BEDROOM



A large master bedroom that offers ample space for a king sized bed. Its dual aspect Velux windows bathe the whole room in natural light. With a double radiator, carpeted floor and ceiling inset spotlights.



GARDENS



To the rear of the property is a patio garden that offers ample space to sit out and relax or to have a barbeque. The rest of the garden is an open area, ideal for a lawned section, perfect for children or pets to play and is bordered to two sides by wooden fence.

PARKING & GARAGE

To the front of the property a driveway offers

parking for up to two cars.



A detached single garage offers an additional secure parking space or the ideal additional storage space.



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: [///levels.jabs.angel](https://www.what3words.com/levels.jabs.angel)

Google Plus Code: P4PF+RXG Halifax

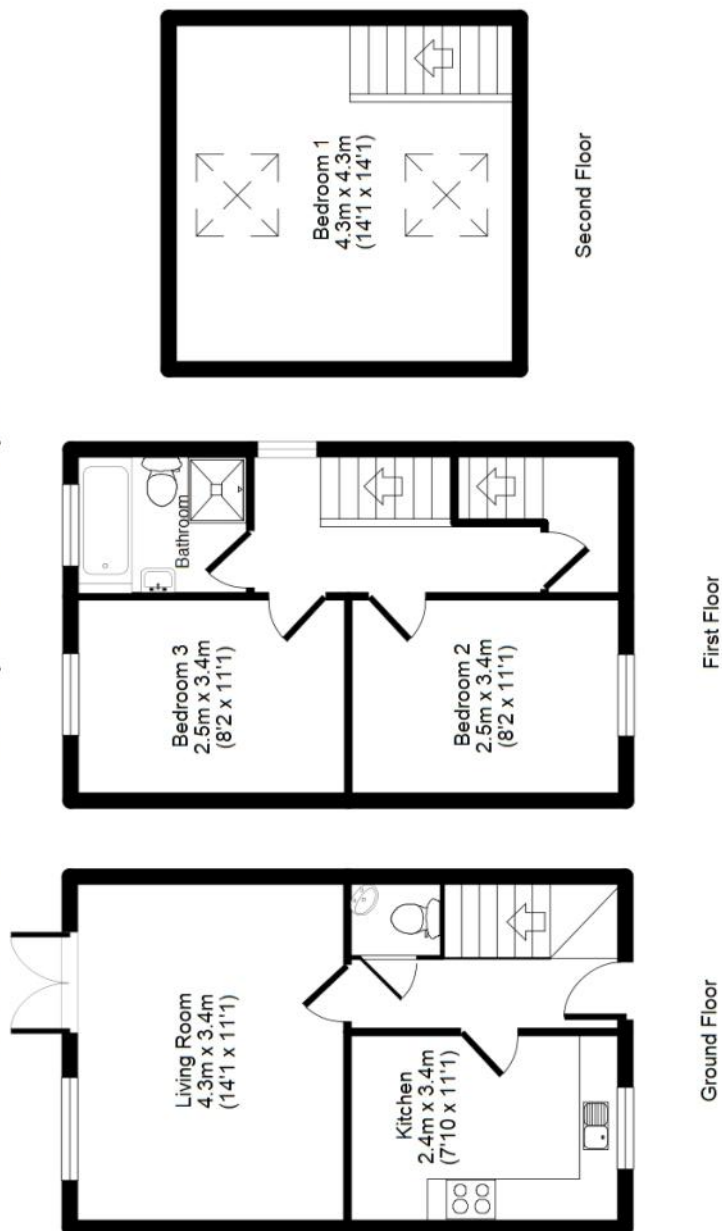
For sat nav users the postcode is: HX3 5PU

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.

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APPROX GROSS INTERNAL FLOOR AREA: 77 sq. m / 828 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.

(c) Marsh & Marsh Properties

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