

MARSH & MARSH PROPERTIES

22 Plane Tree Nest, Trimmingham, Halifax, HX2 7PR

£120,000



****ATTENTION ALL FIRST TIME BUYERS OR YOUNG PROFESSIONAL COUPLES**** Situated in the convenient and popular residence area of Trimmingham, in a commanding position to take full advantage of the fantastic views down the Ryburn Valley, is this two double bedroom semi-detached property. With local amenities nearby such as local towns, two train stations and schools this particular house would be suited to a wider range of potential buyers. In Brief comprises of; Entrance hall, lounge and a dining kitchen are all to the ground floor. To the first floor are the two bedrooms and the house bathroom. Gardens to both the front and rear with great views. Two allocated parking spaces to the front.

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

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ENTRANCE

Accessed via a UPVC and a staircase leads up to the first floor.

LIVING ROOM 4.2 x 3.7m plus the recess to the bay window



This is a spacious lounge that boasts superb views down the Ryburn Valley via the large UPVC bay window designed to take full advantage of the views on offer. A wall mounted marble fire place houses a pebble, living flame gas fire. Laminate floor, radiator and a TV/Telephone point.

DINING KITCHEN 4.2 x 2.5m



A wide range of wall and base units provide that much needed storage and incorporate a single,

stainless steel sink unit with a mixer tap and splash back tiles. Included is an electric oven, gas hob and extractor fan. Under the stair storage, radiator, boiler. There is a side UPVC window and door as well as a UPVC window to the front elevation with far reaching views.



LANDING

Accessed via the staircase from the entrance is this unusually spacious landing for this kind of property. Loft access, useful store cupboard and a wood rear window.

BEDROOM ONE 4.2 x 3.7m



A large double room with modern fitted white gloss, triple wardrobes to both alcoves. Radiator

and a UPVC window again, takes full advantage of the far reaching views.

BEDROOM TWO 3.5 max x 2.5m



A large single or a small double room with a storage cupboard, radiator and a UPVC window with views.

BATHROOM



This white three piece suite comprises of a spa bath with a mixer tap and shower head, pedestal sink and a low flush toilet. The walls are tiled, chrome towel radiator, ceiling spot lights and a wood window.

EXTERNAL



To the front of the property is an enclosed patio garden with a bedding area. An elevated garden is to the rear with a lawn and a flagged patio which boasts fantastic views and catches the sun most of the day and through the evenings.



VIEWS



PARKING

Two allocated parking spaces to the road side.

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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.

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