

MARSH & MARSH PROPERTIES

97 Siddal Lane, Siddal, HX3 9JS

£495.00 PCM.



A well-presented end townhouse situated on the quiet Siddal Lane in Siddal, on the outskirts of Halifax town centre. This property benefits from private parking for two cars (one on the drive and one in the garage) in addition to the ample lay-by parking in the area. The property has far reaching views across the valley providing a pleasant outlook. To the rear is a charming low maintenance garden, ideal for sitting out and relaxing or to have a barbeque.

Internally the property provides ample space throughout with its modern style, open plan, ground floor living room/dining and kitchen running the full length of the property, creating a light and bright space. With two good sized bedrooms, house bathroom and full house length, lower ground, garage - accessible from the living room.

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

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The property is situated only a five minute drive from Halifax town centre, providing quick and easy access to the excellent shops, services and amenities of the town centre. Halifax train station provides quick and easy rail connections to local towns in addition to the Grand Central train service to London. The M62 motorway is just a short 8 minute drive, providing quick access to the major cities of Leeds, Bradford and Manchester.

Owing to the multitude of fantastic features offered by this property, its far reaching views and convenient location, an appointment to view is highly encouraged.

From the rear of the property a double glazed uPVC double glazed door opens into the

HALLWAY

An ideal reception providing a barrier from the external aspect to the internal. With double radiator, vinyl floor, wall mounted coat hooks and central light fitting.

From the hallway a wood panel door opens into the

LIVING ROOM



Benefitting from an open plan style layout, incorporating the living area and dining area. The living room benefits from the fantastic views, to the front elevation, across the valley via its uPVC double glazed window. With two central light fittings, single radiator, carpeted floor, television access point and telephone access point.



To the rear of the kitchen is the

KITCHEN

A neatly laid out kitchen to the rear of the open plan ground floor. With fitted gas hob, fitted oven, stainless steel Hotpoint extractor hood, laminated work surfaces to two walls, single radiator, central light fitting, space for a fridge, space for a freezer, uPVC double glazed window to the rear elevation and stainless steel sink with stainless steel mixer tap.

LANDING

With carpeted floor, central light fitting and loft access hatch.

From the landing wood panel doors open into

BEDROOM 1



A good sized master bedroom benefitting from

ample space for a double bed, additional bedroom furniture and three fitted cupboards to the left hand side. With single radiator, uPVC double glazed window to the rear elevation, central light fitting and carpeted floor.

BEDROOM 2



An ideal office space, guest bedroom or child's bedroom. This room benefits from the outstanding views to the front elevation. With single radiator, central light fitting and carpeted floor.

BATHROOM



A well laid out bathroom creating a highly functional space. With panel bath, over bath electric shower, close coupled toilet, pedestal washbasin, single radiator, frosted uPVC double glazed window to the front elevation, central light fitting, splashback tiling and vinyl flooring.

GARAGE

A large integral garage to the lower ground floor, which can be accessed internally via a hidden staircase from the living room. With central light fitting, front manual door and ample additional storage space.

GARDEN



To the rear of the property is a low maintenance garden, with patio area to the edge of the property and sloped lawn to the rear.

PARKING

There is private parking for two cars (one on the driveway and one in the garage) in addition to the ample lay-by parking to the front elevation.

VIEWS



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.

DIRECTIONS

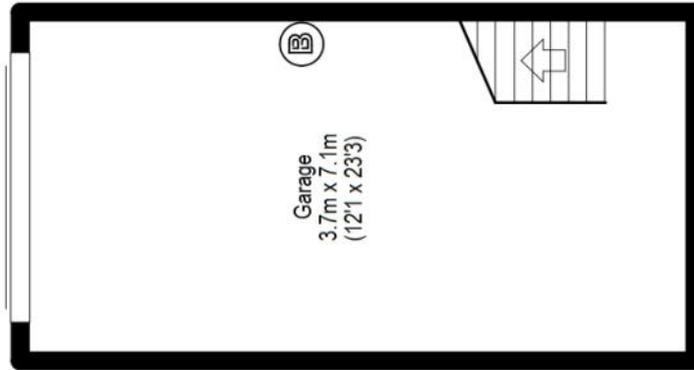
From Halifax town centre, by The MBI Shay Stadium, travel towards Siddal on Water Lane for 0.2 miles and continue as the road turns to Siddal New Road (0.3 miles) and again as it turns into Whitegate Road (0.2 miles). At the fork, merge

into Phoebe Lane and then turn left to stay on Phoebe Lane for 0.1 miles and then turn right onto Siddal Lane. Travel for a final 0.2 miles and the property will be located on your left hand side.

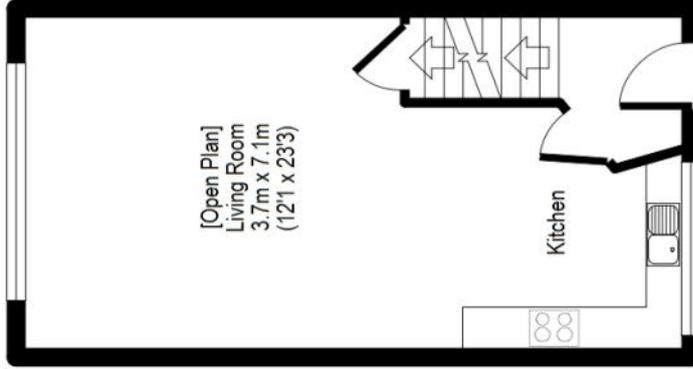
For sat nav users the postcode is: HX3 9JS

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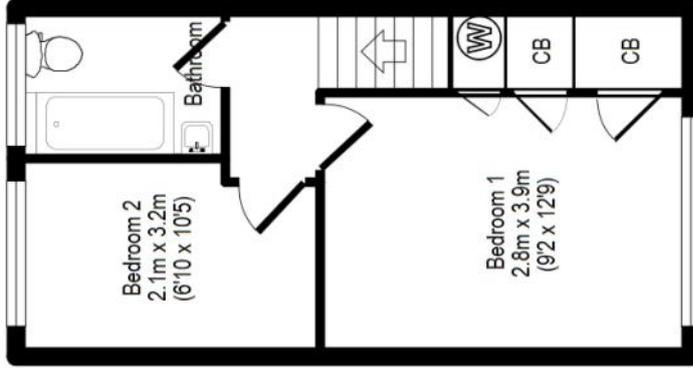
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Lower Ground Floor



Ground Floor



First Floor

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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