

MARSH & MARSH PROPERTIES

29 Trooper Lane, Halifax, HX3 9JB

£145,000



A fantastic property for any first time buyer, property investing landlord or anyone looking for a well-presented home, offered at a realistic asking price. This property is situated on Trooper Lane, overlooking Halifax town centre, affording a fantastic view of the historical town to the front elevation. This property is also offered with the added advantage of being NO CHAIN. To the front of the property is a well-presented patio garden, creating the perfect place to sit out and enjoy the view. To the rear of the property is a multi-tier garden, again offering an ideal place to sit out and relax. The property has ample on-street parking with a public parking area available on the bed of the approaching road by the public park.

Internally the property is beautifully presented throughout, offering the opportunity for any prospective buyer to move in with little to no work required. With its warm and welcoming living room, well-appointed kitchen (that has a small space for a dining table), good sized double bedroom, immaculately presented and recently renovated house bathroom and a generous occasional bedroom to the upper floor with space for a double bed. Just step inside and you will immediately notice the love, care and attention that has turned this house into a home.

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. On the approach to the property, on the bed of Trooper Lane, there is a public car parking area which, to the rear, has a large park and playing field, ideal for the local residents.

With so many fantastic features on offer, including its charming outlook, well-presented internal condition and convenient location, all offered with the added advantage of NO CHAIN, an appointment to view is essential.

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

PORCH

An ideal addition to the property offering a barrier from the external aspect to the internal. With a stone floor, uPVC double glazed windows and wall mounted light fittings.

From the porch a wooden external door opens into the

LIVING ROOM



A beautifully presented living room that offers the perfect place to sit back and relax. The living room offers ample space for a three piece suite along with additional furniture. The wood burning stove, set onto a stone hearth and with wooden mantelpiece, creates the ideal focal point for the

whole room. With a wooden floor, central light fitting, cornice to ceiling, radiator and a television access point.



From the rear of the living room a wooden door opens into the

KITCHEN

A neatly laid out kitchen that features a “U” shaped set of laminated work surfaces, with over or under counter cupboards and drawers, offering plenty of storage space. A uPVC double glazed window looks out to the rear elevation and a uPVC double glazed door offers access to the rear garden. To the opposite side of the room an alcove offers the ideal space for a small dining

table. With an integrated hob, stainless steel extractor, single radiator, tiled floor, tiled splashbacks, space for a fridge/freezer, cornice to ceiling, central light fitting and an inset sink with mixer tap.



From the kitchen a staircase leads up to the

LANDING

With a wood laminate floor, uPVC double glazed window to the front elevation, cupboard storage space, single radiator and a central light fitting.

From the landing wooden doors open into the

BEDROOM

A spacious double bedroom that offers plenty of

room for a double bed and additional furniture. The bedroom benefits from the best view, from the whole of the property, of Halifax town centre. With a uPVC double glazed window, wood laminate floor, central light fitting and a double radiator.



BATHROOM



A newly and fully renovated bathroom that offers a fantastic space, ideal to relax and unwind at the end of the day. The décor is light, bright and modern that is in keeping with the fixtures. With a bowl style bath (and free standing taps), walk-in style rainfall shower, close coupled toilet, washbasin, tiled floor, tiled walls, ceiling inset spotlights and a large frosted uPVC double glazed

window to the rear elevation.



Ideal for use as an occasional bedroom, office space or even as storage space, the occasional bedroom can accommodate a double bed. With a wood laminate floor, strip light, beamed ceiling, uPVC double glazed window to the side elevation and a Velux window.

GARDENS



From the hallway a staircase leads up to the

OCCASIONAL BEDROOM / USABLE ROOM



To the front of the property is a well-presented and fully enclosed patio garden with shrub border, offering an ideal place to sit out and relax.



To the rear of the property are the multi-tier patio and lawned gardens, creating an ideal backdrop to the property and another ideal space to sit out and have a barbeque.



PARKING

To the front of the property there is on-street parking.

At the location of the bed in the road is a public car park, ideal for visitors.



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: [///beard.lower.tins](https://www.what3words.com/#!/beard.lower.tins)

Google Plus Code: P582+X2Q Halifax

For sat nav users the postcode is: HX3 9JB

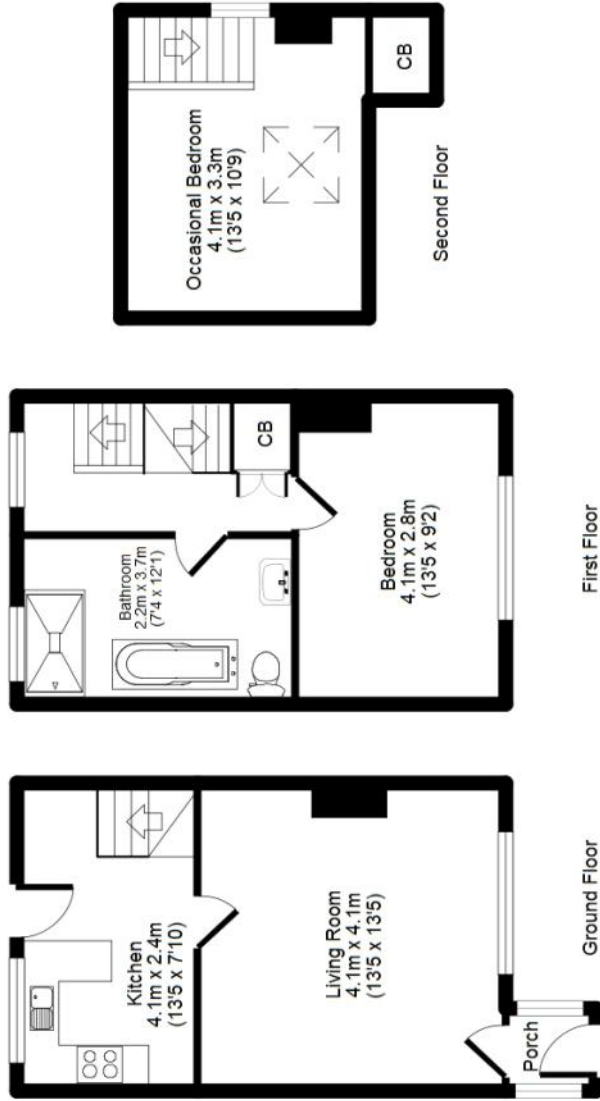
MORTGAGE ADVICE

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: 69 sq. m / 744 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.

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