



9 Rustic Avenue, Halifax, West Yorkshire. HX3 9QW

The ideal property for a first time buyer or anyone looking for that special property in a nice neighbourhood. Offered with NO CHAIN, this two bedroomed mid-terrace property is located in a highly sought after location and benefits from gardens to front and rear.



£175,000 Freehold

FEATURES

- Two Bedroom Terrace
- Enclosed rear garden
- Modern fitted kitchen & a stylish bathroom
- Sought after and quiet residential location
- Close to good local schools
- Close to Halifax town centre

PROPERTY DESCRIPTION

If you are looking for the ideal starter home located in a quiet, nestled away location in the highly sought after Southowram village, this will be the property for you. This two bedroomed, mid-terrace, property is offered with the added advantage of being with NO CHAIN. With enclosed easy maintenance gardens to the front and rear elevation. On street parking is available.

Internally the property offers a fantastic potential, being offered in a clean and neat condition, With its warm and welcoming living room, modern fitted kitchen/diner, two bedrooms and house bathroom. The loft is boarded and great for storage.

The property is within a short 5 minute drive of Halifax and Brighouse town centres, providing access to shops and services. Both towns also provide access to well-connected train stations with regular rail services to all surrounding major hubs and access to the Grand Central train service. The property is also a short distance from the M62 motorway providing quick links to the major cities of Leeds, Bradford and Manchester. The property is within walking distance of good primary schools and within a short drive of the outstanding secondary schools.

Owing to the fantastic number of features on offer with this property, including its sought after and peaceful location, providing the perfect space for a first time buyer or downsizer offered with NO CHAIN, an appointment to view is essential in order to fully appreciate everything on offer.

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



ROOM DESCRIPTIONS

ENTRANCE HALL

An entrance hall with stairs leading to the first floor. Radiator. Door opens into

LOUNGE

3.536m x 3.796m (11' 7" x 12' 5") A good sized lounge with multi-fuel stove to the chimney breast with additional shelving and cupboard space to alcoves. Laminate wood flooring. Window to the front elevation. Radiator. Door opens into

KITCHEN DINER

3.248m x 4.492m (10' 8" x 14' 9") A modern fitted kitchen with a range of wall and base level units with a modern work surface, benefiting from an integrated dish washer, oven and five ring gas hob with extractor canopy above. Tiled splash backs. Space for fridge freezer. Cupboard housing gas central heating boiler. Additional under stair storage. Plumbing for washing machine and tumble dryer. Window to the rear elevation. Door to the rear elevation.

LANDING

a modern landing with modern chrome handrails and glass balustrade. Access to the loft which is boarded creating extra storage. Doors open into

BATHROOM

A modern three piece bathroom suite incorporating a p-shaped bath with overhead shower and shower screen, a low flush WC and a vanity wash hand basin. Tiled walls. Heated towel rail. Window to the rear.

BEDROOM TWO

2.771m x 3.509m (9' 1" x 11' 6") A good sized double bedroom. radiator. window to the rear.

BEDROOM ONE

3.874m x 3.650m (12' 9" x 12' 0") A good sized double bedroom with fitted wardrobes. Windows to the front elevation. Radiator.

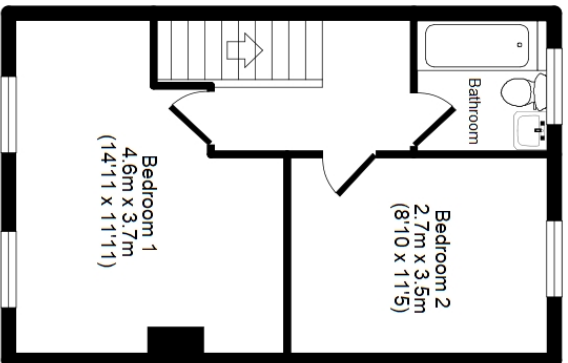
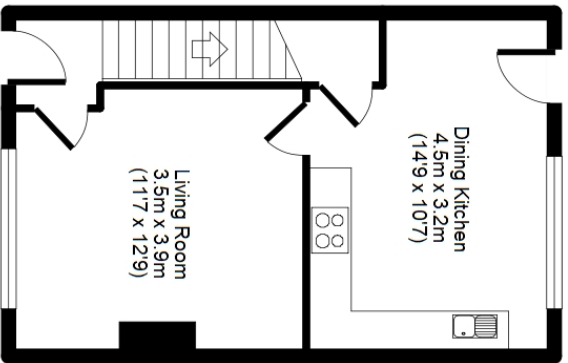
EXTERNAL

To the front of the property there is a well maintained garden with the benefit of new fencing and gate. To the rear of the property there is an enclosed garden with faux grass and patio.



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FLOORPLAN



APPROX GROSS INTERNAL FLOOR AREA: 65 sq. m / 696 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 any contract or warranty.
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