

# MARSH & MARSH PROPERTIES

12 Langdale Crescent, Halifax, HX2 0XA

£235,000



This beautifully presented, 1970's style, end-of-terrace, property is situated on a quiet - and nestled out of the way - residential street in Halifax. The property benefits from charming valley views, in well-regarded surroundings, that also benefits from being in a well-connected position and has been recently re-roofed. The property benefits from a beautifully presented tiered and private garden, to the front elevation, perfect to sit back and relax in this real sun trap. To the rear of the property is a patio garden that leads down to a driveway offering private parking. To the side of the driveway is a single garage offering an additional secure parking space or ample additional storage.

Internally the property offers a fantastic amount of space, having received a single storey rear extension to create additional family communal space. The house is offered in a neutral décor and is ideal for a prospective buyer to move in with little work. With a welcoming and spacious living room, large and open dining kitchen that benefits from the extension to create a highly functional space, three bedrooms (all generous sized) and a family bathroom. Just step inside and you will immediately appreciate the fantastic opportunity on offer. The property has also had a new boiler installed.

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Not only does this property offer direct access into Halifax town centre, but it also has excellent connections with the M62 motorway just 15 minutes' drive away providing quick access to Leeds, Manchester and Bradford. Also nearby is the Halifax train station which has cross Pennine connections and access to the Grand Central train service to London. The house also benefits from being within the catchment areas of outstanding primary and secondary schools, both within walking distance.

Owing to the fantastic number of features on offer, an internal inspection is essential in order to fully appreciate this property.

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

### HALLWAY

A welcoming reception into the property, the hallway features a carpeted floor, central light fitting and uPVC double glazed window to the front elevation.

From the hallway a solid wood door opens into the

### LIVING ROOM



A fantastic reception into the property, the living room offers a light and bright space; an ideal family communal room that benefits from an open plan feeling owing to double doors that lead into the dining/kitchen. A gas fireplace, on a granite hearth and with a wooden mantelpiece, creates a central feature for the room. The room is bathed in natural light owing to the large uPVC double glazed window to the front elevation. With its carpeted floor, central light fitting, double

radiator, under stairs storage cupboard and a television access point.



From the living room a double set of doors open directly into the

### DINING KITCHEN





## LANDING

With a carpeted floor, uPVC double glazed window to the side elevation, central light fitting and loft access hatch.

From the landing wooden doors open into

## BEDROOM 1



A spacious, and extended, dining kitchen that offers the ideal family communal space, with plenty of room for a family dining table to one side, overlooking the rear garden via a uPVC double glazed window. The room also offers access to the rear elevation via a uPVC double glazed door. The kitchen, to one side of the room, features a "U" shaped laminated set of work surfaces, all with over and under counter cupboards and drawers offering ample storage space. With an integrated hob, extractor hood, integrated oven, splashback tiling, vinyl flooring, ceiling inset spotlights, space for a fridge/freezer, plumbing for a sink and mixer taps.



A rather spacious master bedroom offering plenty of room for a king sized bed along with additional furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and a single radiator.

From the hallway a carpeted staircase leads up to

## BEDROOM 2



Another good sized room that offers space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and double radiator.

## BEDROOM 3



A long and generous third bedroom that would be perfect for a work from home office, guest bedroom or child's room. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and single radiator.

## BATHROOM



A beautifully presented house bathroom that

features a panel bath, over bath shower, glass splash guard, vanity inset washbasin, close coupled toilet, vinyl floor, tiled walls, frosted uPVC double glazed window to the rear elevation, central light fitting, extractor fan and a stainless steel towel radiator.

## GARDENS



To the front of the property is a well-presented lawned and patio garden that creates the ideal place to sit out and relax, or have a barbeque. The garden is bordered by hedge, shrub and wooden fence to all sides and leads to a pathway that extends to the rear of the property.



To the rear is a patio seating area, an ideal place to sit out and relax overlooking the parking area.



### **PARKING & GARAGE**

To the rear of the property is a private driveway offering parking for a car.



To the side of the drive is a single garage offering an additional secure parking space or 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 and gas central heating.

The house has had a new roof in Dec 2024.

The property has also had a new boiler installed.

### **TO VIEW**

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

### **LOCATION**

What3words: [///ground.labels.double](#)

Google Plus Code: P4M6+4VV Halifax

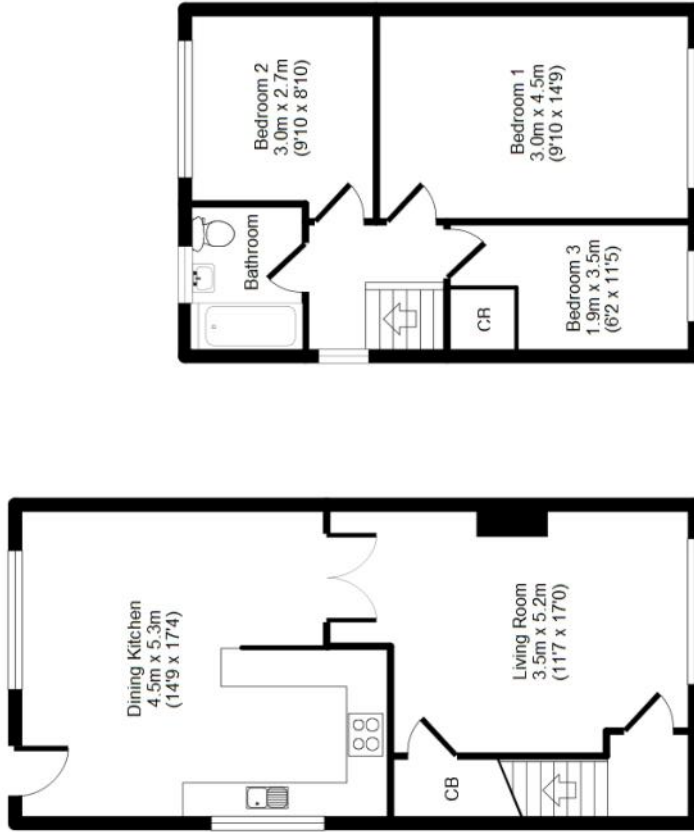
For sat nav users the postcode is: HX2 0XA

### **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.

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# 12 Langdale Crescent, Halifax, HX2 0XA



Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 78 sq. m / 844 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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