

MARSH & MARSH PROPERTIES

42 South Parade, Elland HX5 0NP

£175,000



****ATTENTION TO ALL INVESTORS & FIRST TIME BUYERS**** Situated in a sought after and convenient area is this three bedroom mid-town house which needs some modernisation and therefore a perfect opportunity for an investor. The property does benefit from UPVC double glazing, UPVC doors and a relatively new boiler. Therefore, it is mainly in need of decoration and an upgraded kitchen and bathroom. However, the property itself is liveable and therefore would be a great opportunity for a first time buyer to jump on the housing ladder with a great investment opportunity. All local amenities including highly regarded local schools along with quick and easy access to the M62 motorway. In brief comprises of an entrance hall, lounge, dining room, and kitchen all to the ground floor. Three bedrooms and the house bathroom are to the first floor. Externally there are gardens to both the front and rear along with a detached garage and a driveway for one vehicle.

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ENTRANCE HALL

Accessed via a UPVC door with double glaze transom window, open staircase, and a radiator.

LIVING ROOM 3.7 x 3.3m (11'11 x 10'11)



A modern but traditional design Stone effect fireplace houses a living flame coal effect gas fire. To complete the room is a radiator, coving, and a UPVC window.

DINING ROOM 3.7 x 3.7m (11'11 x 11'11)



Here you will find a radiator, coal effect electric fireplace, cabinets built into one alcove, coving, and a UPVC double glazed window.



KITCHEN



Wall and base units, single stainless steel sink with mixer tap and splashback tiles, tile flooring, plumbing, and space for both a gas cooker and a washing machine. Above the cooker is a stainless steel cooker hood. Completing the room is a radiator useful under the stair storage rear UPVC window and UPVC double glazed door.

LANDING

The staircase leads up from the entrance hall and here you will find the loft access.

BEDROOM ONE 3.7 x 3.7m (11'11 x 11'11)



A good size double bedroom with a radiator and a

UPVC double glazed window.



BEDROOM TWO 3.7 x 3.3m (11'11 x 10'11)



A double bedroom with fitted wardrobes to both alcoves, a radiator and a UPVC double glaze window.

BEDROOM THREE 1.08 x 2.0m (5'10 x 6'8)



A single room with a radiator and a UPVC double glazed window.

SHOWER ROOM



A three-piece suite comprises of a shower cubicle, a vanity sink unit and a low flush toilet. Completing the room are tiled walls, a radiator, useful storage cupboard, Vaillant gas boiler and a UPVC window.

EXTERNAL



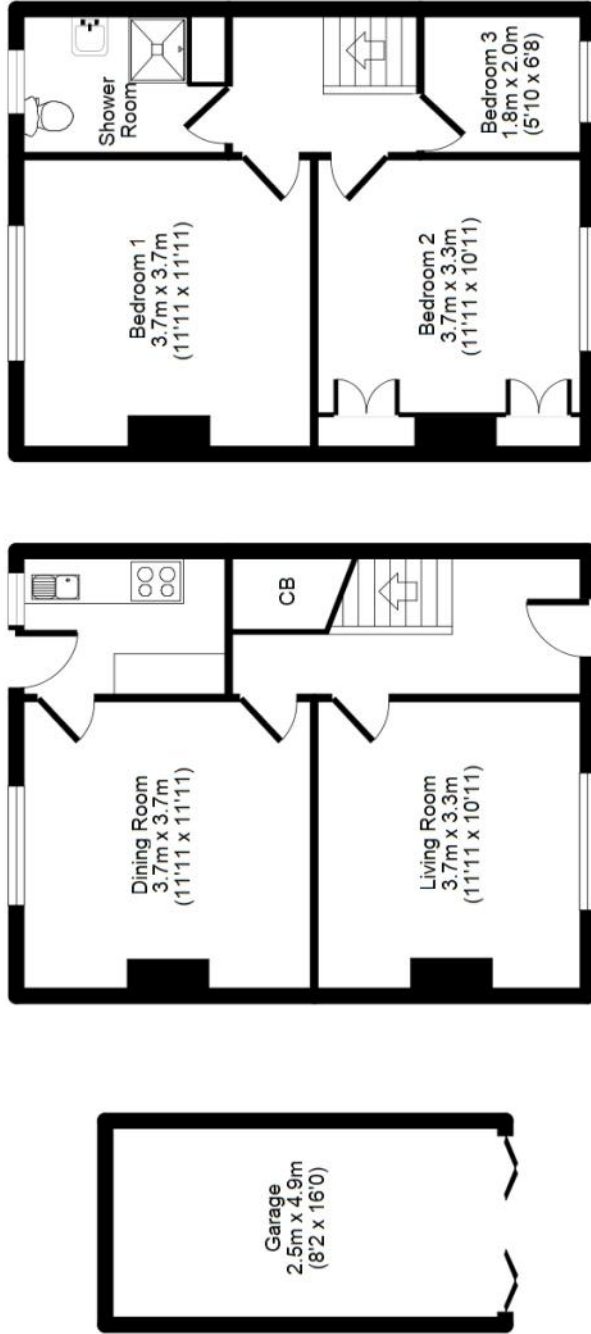
To the front of the property, you will find an enclosed paved garden with a well-stocked flower bed, bush, and shrub border. To the rear there is a good size area consisting of a patio and lawn garden along with the detached garage which does have electric and power, a UPVC double glaze window and bifold doors. To the entrance of the garage is a parking space.





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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 89 sq. m / 952 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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