

MARSH & MARSH PROPERTIES

6 Raleigh Street, Halifax, HX1 3PS

£80,000



Situated on a quiet residential street in the heart of Halifax is this two bedroomed property, offered with the added advantage of NO CHAIN. The house has been rented and would be ideal for an investment portfolio or perfect for any first time buyer looking to get onto the property market. The property features a low-maintenance patio garden, with picket fence and stone wall border to the front elevation offering a charming kerb appeal whilst enhancing the privacy of the property. There is on-street parking available to the front.

Internally the property offers a surprising amount of space with its inviting living room, well laid out kitchen, spacious master bedroom to the first floor, house bathroom and large and open second bedroom situated on the second floor into the roof space. Just step inside and you will immediately notice the fantastic potential that is on offer with this property.

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

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Not only does this property offer direct access into Halifax town centre, but also provides 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 with this property, all 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

LIVING ROOM



A generous living room that can accommodate a three piece suite and benefits from a gas fireplace, set on a granite hearth and with wooden mantelpiece, creating a charming central focal point for the whole room. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and a radiator.

From the living room a wooden door opens into the

KITCHEN



A neatly laid out kitchen that features an "L" shaped set of work surfaces, with over and under counter cupboards, offering ample storage space. With an integrated oven, integrated gas hob, extractor hood, vinyl floor, tiled splashbacks, uPVC double glazed window to the front elevation, plumbing for a washing machine, space for a fridge/freezer and a stainless steel sink with mixer tap. The kitchen also offers access to a storage cellar via a wooden door to the rear of the room.

From the living room a wooden door opens onto carpeted steps that lead up to the

LANDING

With a carpeted floor and central light fitting.

From the landing wooden doors open into

BEDROOM 1

A generous bedroom that can accommodate a double bed. With a carpeted floor, central light fitting, uPVC double glazed window to the front

elevation, cast iron fireplace and radiator.



BATHROOM



A spacious bathroom that offers a panel bath, over bath shower area, tiled splashbacks, vinyl flooring, cupboard storage space, pedestal sink, radiator, frosted uPVC double glazed window to the front elevation and central light fitting.

From the landing a wooden door opens onto carpeted stairs that lead up to

BEDROOM 2

A very large second bedroom that offers ample space for a king sized bed. With a carpeted floor, central light fitting and Velux window.

GARDEN

To the front of the property is a low-maintenance flagged patio garden, bordered by a stone wall and with picket fence.

PARKING

The property features on-street parking.

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: ///double.pill.rop

Google Plus Code: P489+G7W Halifax

For sat nav users the postcode is: HX1 3PS

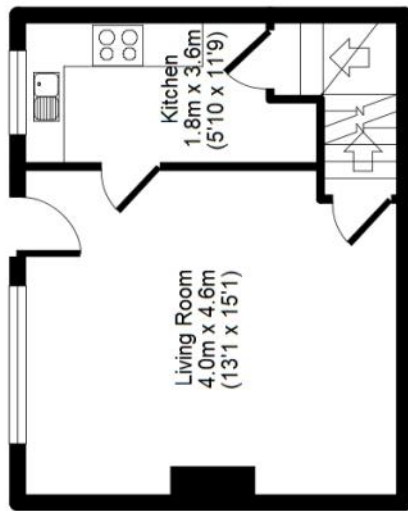
MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs.

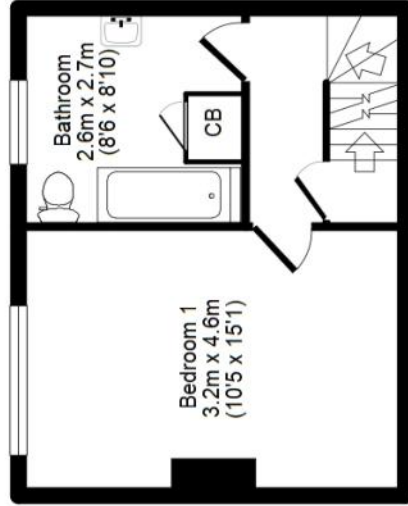
Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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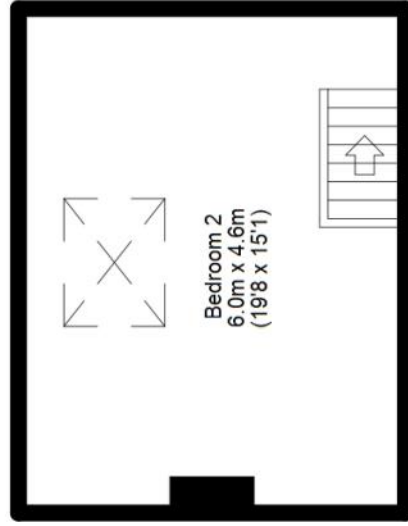
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Ground Floor



First Floor



Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 81 sq. m / 871 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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