

# MARSH & MARSH PROPERTIES

9 Langdale Crescent, Halifax, HX2 0XA

£130,000



**\*\*ATTENTION TO ALL FIRST TIME BUYERS, YOUNG COUPLES OR BUY-TO-LET INVESTORS\*\*** Situated in a quiet cul-d-sac is this delightful two bedroom mid-townhouse property. Being nicely presented throughout, this property is conveniently located where Halifax town centre is just a short drive away. An internal inspection is advised to appreciate what is on offer. In brief the house comprises of an entrance porch, lounge, and a kitchen to the ground floor. To the first floor you will find two bedrooms and the house bathroom. Externally there is a driveway to the front and a tiered garden to the rear which leads up to a detached garage.

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### ENTRANCE PORCH

A useful entrance with UPVC Windows and UPVC double glazed door.

### LIVING ROOM 3.7 x 4.3m (12'1 x 14'3)



Tasteful décor, coal effect living flame gas fire which is set on marble fireplace with a wooden surround. There is a useful under the stair storage cupboard, radiator, front UPVC window and UPVC door into the entrance porch.

### KITCHEN 3.7 x 2.8m (12'1 x 9'0)

A range of wall and base units incorporate a single sink with a chrome mixer tap and splashback tiling. There is a five ring gas hob and electric oven, space and plumbing for a washing machine

and space for a fridge freezer and microwave. Completing the room there is a UPVC window, a UPVC door, radiator, and stairway to the landing.



### LANDING

The stairs lead up from the kitchen where you will find loft access and access to the two bedrooms and house bathroom.

### BEDROOM ONE 3.7 x 4.0m (12'1 x 12'11)



A good size double room with two useful storage cupboards a radiator and a UPVC window.



**BEDROOM TWO 2.1 x 3.2m (6'10 x 10'4)**



A good size single bedroom with a radiator and a UPVC window.

**BATHROOM**



A modern White three piece sweet comprises of a double ended bath with a black mixer tap and showerhead with both handheld and rainfall showerheads, a pedestal sink, and a low flush WC. To complete the room are partially tiled walls, radiator, ceiling spotlights, and a UPVC window.

**EXTERNAL**

To the front of the property there is a parking space for one vehicle. To the rear you will find a

tiered garden with patio areas, lawn, and bedding areas. The garden leads up to a single detached garage.

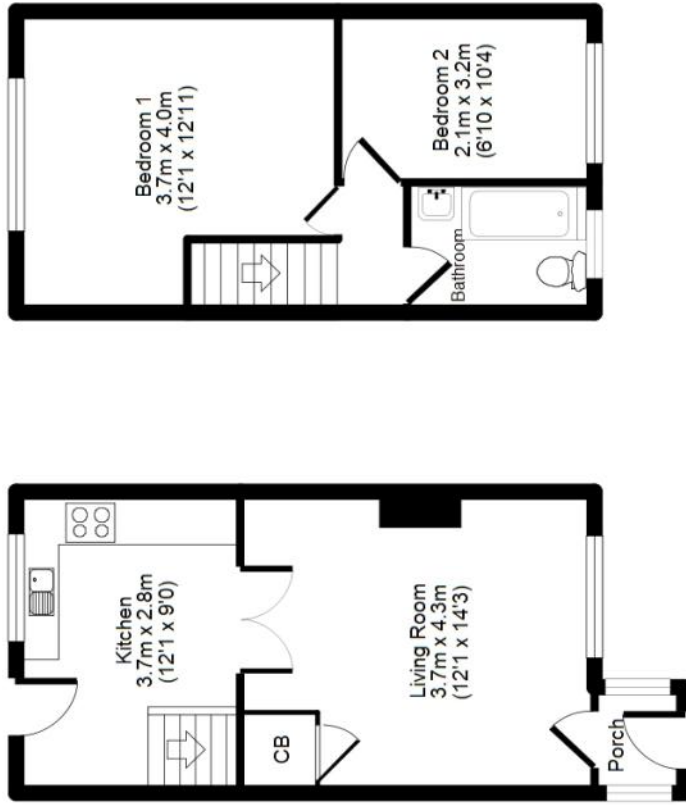


**GARAGE**

Detached garage with up and over Door.

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APPROX GROSS INTERNAL FLOOR AREA: 54 sq. m / 580 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.

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