

MARSH & MARSH PROPERTIES

14 Woodside Mount, Halifax, HX3 6EN

£130,000



A stone built terrace property that will be of special interest to a first time buyer or property investing landlord owing to its fantastic rear views, realistic asking price and well connected location, all offered with the added advantage of NO CHAIN. This property also benefits from a patio garden to the front of the property in addition to a charming, multi-tier, south facing, rear garden that benefits from the lush and green views over to the rear elevation, in addition to the chimney from Dean Clough Mill offering a unique and iconic feature. Anyone looking for an ideal starter home and a good investment need look no further.

Internally the property is well laid out and offers a good amount of space. It has a well-proportioned living room, well-presented breakfast kitchen, large master bedroom, good sized second bedroom and a well-appointed family bathroom. Anyone looking for a property that has the potential to move in with little work required will find this opportunity of particular special interest.

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

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The property is located just a 10 minute walk from Halifax town centre, providing access to its shops and services. The train station is just a 10 minute drive from Woodside view, with its excellent services to all local towns and cities, including access to the Grand Central train line to London. There are outstanding primary and secondary schools, both within a short commute of the property. Access to the M62 is a short 15 minute drive away, providing access to all major cities including Bradford, Leeds and Manchester.

Owing to its multitude of features, attractive price tag and charming nature, all offered with the benefit of NO CHAIN, an appointment to view is recommended to fully appreciate all this property has to offer.

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

PORCH

A fantastic addition to the property offering a barrier from the external aspect to the internal.

From the porch a wooden glass panel door, with transom window, opens into the

BREAKFAST KITCHEN



This well-presented and modern space has been beautifully presented with a modern style and colour scheme. Work surfaces to three walls offers ample work area, with over and under counter storage space and cupboards. A central work surface offers an ideal breakfast bar, perfect for modern family living. With a wood laminate floor, ceiling inset spotlights, suspended down lighting, integrated oven, integrated hob, stainless steel extractor hood, utility area (offering plumbing for a washing machine and space for a

dryer), under stairs storage alcove, space for a fridge/freezer, uPVC double glazed window to the front elevation and an inset sink with stainless steel mixer tap.



From the breakfast kitchen a wooden door opens into the

LIVING ROOM



A large living room that offers more than ample space for a three piece suite along with additional furniture. A gas fire, sat on a hearth and with mantelpiece, creates the ideal central feature for the whole room. With a carpeted floor, central light fitting, ceiling rose, cornice to ceiling, wall mounted light fittings, uPVC double glazed

window, single radiator and television access point.



From the living room a wooden door opens into the

CONSERVATORY



A fantastic addition to the property, the conservatory offers the prime vantage point to sit out and relax whilst overlooking the garden, no matter the weather. The conservatory offers access to the rear garden via a uPVC double glazed door.

A carpeted staircase leads up to the

LANDING

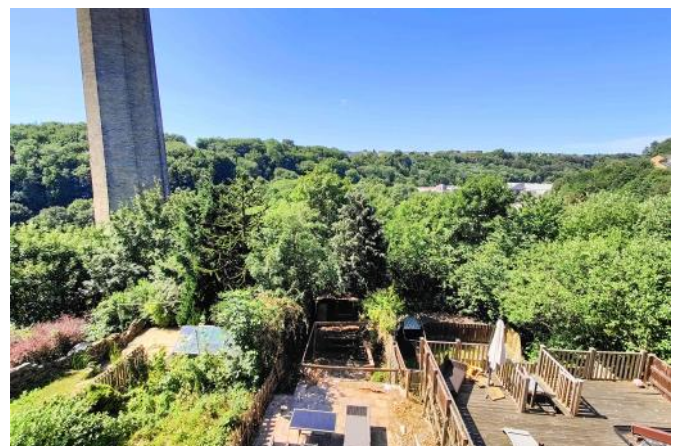
With a carpeted floor and central light fitting.

From the landing wooden doors open into

BEDROOM 1

A large master bedroom that offers a fantastic amount of space for a king sized bed along with additional bedroom furniture. A uPVC double glazed window to the rear elevation offers the ideal view overlooking the gardens to the rear elevation. A cast iron fireplace offers a charming

central feature for the master bedroom. With a carpeted floor, cornice to ceiling, ceiling rose and single radiator.



BEDROOM 2





A generous second bedroom that offers ample storage space owing to the fitted cupboard, with mirrored sliding doors, to one side of the room. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the front elevation.

BATHROOM



A beautifully presented and modern house bathroom, which has made excellent use of the space on offer. With its panel bath, glass splash guard, over bath shower, mermaid board walls, vinyl tile flooring, pedestal washbasin, close coupled toilet, towel radiator, frosted uPVC double glazed window to the front elevation and ceiling inset spotlights.

GARDENS



To the front of the property is a patio forecourt, with stone outbuilding, that offers a charming frontage to the property and a place to sit back and relax.





To the rear of the property are the multi-tier patio gardens, enclosed by wooden fence, that creates the perfect place to sit and enjoy the lush backdrop to the property. Ideal for a barbeque or entertaining, especially due to its southerly facing orientation, making the garden a real sun trap.

PARKING

The property has ample 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: ///recall.loses.hops

Google Plus Code: P4JJ+3X7 Halifax

For sat nav users the postcode is: HX3 6EN

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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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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