

MARSH & MARSH PROPERTIES

6 Roper Lane, Queensbury, BD13 2DQ

£145,000



Situated in Ambler Thorn on the outskirts of Queensbury, in a lofty vantage point, benefitting from surrounding charming far reaching valley views overlooking Halifax, is this two bedroomed terraced property. A perfect home for any first time buyer or even property investor, looking for a smart and well-presented home. The property benefits from a small patio garden to the front elevation at the head of a private driveway offering ample space for a car. Its charming and well-presented frontage will impress and delight from the moment you arrive.

Just step inside and you will continue to be impressed with the property being offered in a good condition throughout, all with a modern and stylish décor. The house features modern electric heating system that is low maintenance. With its open plan style ground floor, featuring a living room that benefits from a wood burning stove, galley kitchen, two bedrooms (one with fitted wardrobes) and house bathroom.

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Ideally positioned and within easy access to all main roads, routes and services in the local area. Halifax town centre is just a short 10 minute drive, providing quick access to the train station with its outstanding local connections and access to the Grand Central train service. The property is also a quick 2 minute drive from the centre of Queensbury and benefits from being within the catchment areas of good primary and outstanding secondary schools, both within walking distance.

Owing to the fantastic features on offer with this property, the private parking, well-presented internals and charming surroundings, an appointment to view is certainly essential.

From the front of the property a composite door opens into the

HALLWAY

A charming reception as you step inside the property, with a wood laminate floor, wall mounted coat hooks and central light fitting.

From the hallway a wooden door opens into the

LIVING ROOM



A light and bright living room that offers the ideal living space that has been beautifully presented with a neutral and clean décor. Immediately you notice the wood burning stove, set on a stone hearth and with wooden mantelpiece, creating the ideal central feature for the whole room. With a wood laminate floor, uPVC double glazed window to the front elevation, modern electric radiator, ceiling inset spotlights, internet access port and television access point.

To the rear of the living room an opening leads directly into the

KITCHEN



Benefitting from an open plan feel with the living

room, the kitchen has a modern finish and well laid out design to create a highly functional space. The kitchen offers an integrated oven, integrated hob, extractor hood, plumbing for a washing machine, plumbing for a dishwasher, wood laminate flooring, ceiling inset spotlights, integrated fridge/freezer, uPVC double glazed window to the rear elevation and an inset sink with mixer tap.

From the hallway a carpeted staircase leads up to the

LANDING



An open and bright landing that offers a charming communal connective space to the first floor. With a carpeted floor, ceiling inset spotlights and a cornice to ceiling.

From the landing a large set of bi-folding wooden doors creates a unique feature access into

BEDROOM 1



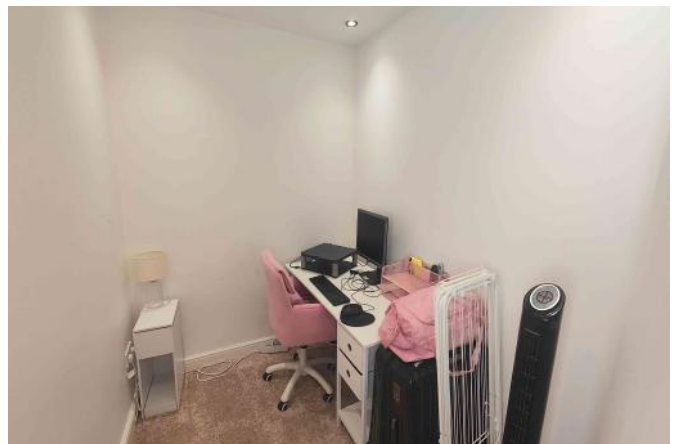
A generous master bedroom that can accommodate a double bed along with additional bedroom furniture. The room offers charming views to the front elevation to the distance. The room also benefits from a set of fitted wardrobes

offers additional storage space. With a carpeted floor, ceiling inset spotlights and a modern electric radiator.



From the landing wooden doors open into

BEDROOM 2



A charming second bedroom, ideal for use as a work from home office, guest bedroom or child's room. With a carpeted floor, ceiling inset spotlights, uPVC double glazed window to the rear elevation and modern electric radiator.

BATHROOM

A neatly laid out house bathroom that features a panel bath, over bath electric shower, glass splash

guard, pedestal washbasin, close coupled toilet, airing cupboard, vinyl flooring, tiled splashbacks, frosted uPVC double glazed window to the front elevation and ceiling insert spotlights.



From the kitchen a wooden door opens onto stone steps that lead down to the

CELLAR

A fantastic addition to the property offering additional storage space.

PARKING & GARDEN

To the front of the property is a tarmac driveway offering ample parking space for a car that leads to a short patio section on the edge of the building.



GENERAL

The property has the benefit of mains services electric and water with the added benefit of uPVC double glazing and electric heating.

TO VIEW

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

LOCATION



What3words: ///glove.such.upon

Google Plus Code: Q46Q+8W7 Bradford

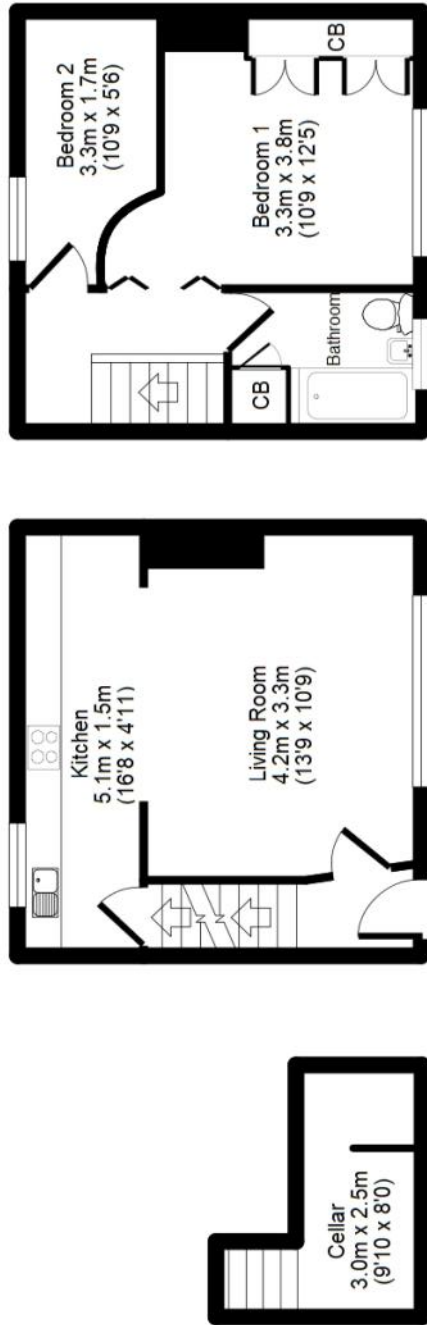
For sat nav users the postcode is: BD13 2DQ

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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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 54 sq. m / 579 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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