

MARSH & MARSH PROPERTIES

27 Vegal Crescent, Halifax, HX3 5PA

£99,950



As soon as you arrive you will immediately notice the fantastic potential this property has to offer. Situated down a quiet street this two bed roomed terraced property is the ideal house for any first time buyer or property investor. The house is also offered with the added benefit of being with NO CHAIN. To the front elevation is a well presented and enclosed lawned garden that creates a charming kerb appeal. To the rear is a large and long lawned garden offering the ideal backdrop to the property.

Internally the property does require some renovation, therefore, offering the ideal opportunity for a prospective buyer to put their own stamp onto the property and add immediate value. The house features a well laid out kitchen area, generous living room, two good sided double bedrooms and house bathroom.

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

Tel: 01422 648 400

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The property benefits from a well-connected location, on the outskirts of Halifax town centre, with excellent road connections, bus services and within walking distance of local shops and amenities. Halifax town provides outstanding services, including its fantastic shops, industrial style architecture and well-connected train station that provides services to the surrounding area in addition to the Grand Central train service. The property is also within a 12-minute drive of the M62 motorway, providing quick access to the major cities of Leeds and Manchester.

Owing to the fantastic potential this property has to offer, it's spacious gardens, well connected position and realistic asking price, all offered with the added advantage of NO CHAIN, and appointment to view is essential

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

KITCHEN



A neatly laid out kitchen that benefits from a large under stairs storage area. To one side there is a "U" shaped set of laminated work surfaces, all with over and under counter cupboards and drawers, offering plenty of storage space. A small

breakfast table could fit at the opposite side of the kitchen. With a cooker unit, plumbing for a washing machine, two uPVC double glazed windows, central strip light, tiled splashbacks, vinyl floor, space for a fridge/freezer and a stainless steel sink with stainless steel taps.

From the kitchen a wooden door opens into the

LIVING ROOM



A generous living room that offers space for a three piece suite along with additional furniture. A large uPVC double glazed window to the rear elevation, overlooking the gardens, offers the ideal outlook whilst bathing the room in natural light. A gas fire, sat on a granite hearth

and with wooden mantelpiece, creates the ideal central feature for the whole room. With wall mounted light fittings, central light fitting, carpeted floor, single radiator, cornice to ceiling and a television access point.

From the living room a wooden door opens into the

HALLWAY

The hallway offers access to the rear garden via a uPVC double glazed door. With a carpeted floor, single radiator, central light fitting and wall mounted coat hooks.

From the hallway a carpeted staircase leads up to the

LANDING

With a wall light, carpeted floor and loft access hatch.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom that can easily accommodate a double bed along with additional bedroom furniture. With a uPVC double glazed

window to the front elevation, central light fitting, carpeted floor and single radiator.



BEDROOM 2



Another good sized bedroom that can again accommodate a double bed. With a uPVC double glazed window to the rear elevation (overlooking the gardens), central light fitting, carpeted floor and single radiator.

BATHROOM



A neatly laid out house bathroom that features a panel bath, over bath shower, pedestal washbasin, close coupled toilet, airing cupboard, frosted uPVC double glazed window to the rear elevation, vinyl floor, tiled walls and a central light fitting.

GARDENS



To the front of the property is a lawned garden and flowerbeds, enclosed by fence and gates, creating a charming kerb appeal and bordering the pathway to the front doorway.



To the rear of the property is a very large and long lawned garden bisected by a central pathway and boarded by picket fence and hedgerow. A charming backdrop to the property that creates the ideal space to sit out and relax, have a barbeque or for children or pets to play in a secure setting.

PARKING

To the front of the property there is on-street parking. There is potential, if desired, to change the front garden to a parking forecourt.

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. The property has had a new roof recently installed.

TO VIEW

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

LOCATION

What3words: [///swim.nights.short](#)

Google Plus Code: P4Q8+P37 Halifax

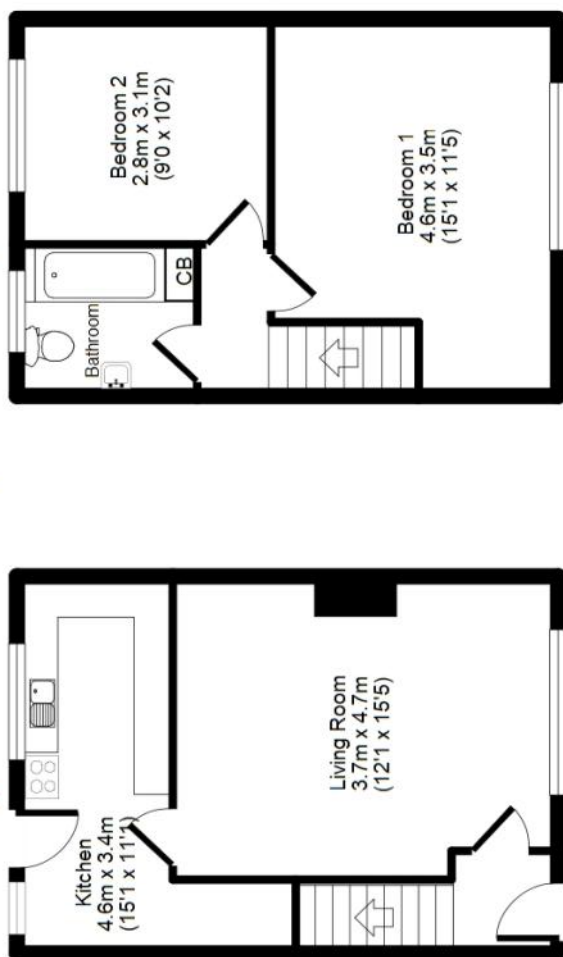
For sat nav users the postcode is: HX3 5PA

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.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 61 sq. m / 653 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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(c) Marsh & Marsh Properties

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