

MARSH & MARSH PROPERTIES

18 Belgrave Drive, Halifax, HX3 6BG

£175,000



Nestled away at the end of a cul-de-sac, on the outskirts of Halifax, is this well-presented, three bedroomed, terraced, property. Offered with the added benefit of being with NO CHAIN, this would be the perfect property for any first time buyer, professional couple or growing family. The property has the added advantage of a single garage, to the side of the row of houses, offering a secure parking space, with ample on-street parking to the front of the property. To the front elevation is a charming and low-maintenance patio garden that certainly offers a charming kerb appeal. To the rear of the property is a beautifully maintained lawned and flowerbed garden that creates the ideal place to sit out and relax or for children and pets to play.

Internally you will certainly see the love, care and attention that has gone into looking after this property. An ideal blank slate for someone to move in and make it their own home. The house certainly offers that warm and welcoming feeling as soon as you step inside. With its open plan style living and dining room, well-appointed kitchen, rear conservatory offering charming views overlooking the gardens, three good sized bedrooms (two with ample space for a double bed) and a house shower room.

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 Belgrave Drive, with its excellent services to all local towns and cities, including access to the Grand Central train service 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 the numerous fantastic features on offer with this property, including its well-presented internals, front and rear gardens and well-connected location, all with the added benefit of being with NO CHAIN, an appointment to view is essential.

From the front of the property at uPVC double door opens into the

PORCH

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

From the porch a wooden door opens into the

HALLWAY

With a carpeted floor, single radiator and central light fitting.

From the hallway a wooden door opens into the

LIVING & DINING ROOM



The living dining room offers a fantastic and large open plan space that runs from the front to the rear of the building. The living area offers ample space for a three piece suite along with additional

furniture. The dining area has plenty of room for a family dining table. The whole room benefits from access to an under stairs storage cupboard. A gas fire, central to the living room and set on a marble hearth and with a wooden mantelpiece, creates a charming focal point for the living room area. With a full carpeted floor, uPVC double glazed window to the front elevation, uPVC double glazed sliding doors opening into the conservatory, two central light fittings, cornice to ceiling, two double radiators and a television access point.





From the living and dining room a uPVC double glazed sliding door offers access into the

CONSERVATORY



A fantastic addition to the property offering the ideal place to sit out and relax whilst overlooking the gardens no matter the season. With a tiled floor, ceiling inset spotlights and a uPVC double glazed construction. The conservatory offers access to the rear garden via a uPVC double glazed set of French Doors.

From the dining area a wooden door opens into the

KITCHEN



A neatly presented kitchen that features laminated work surfaces to three walls, all with over and under counter cupboards and drawers. A uPVC double glazed door offers access to the rear gardens and a uPVC double glazed window offers additional natural light. With an integrated hob, integrated oven, splashback tiling, vinyl flooring, central strip light, fitted fridge, integrated washing machine, fitted freezer and an inset 1 1/2 sink with a stainless steel mixer tap.



From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, central light fitting and a loft access hatch.

From the landing wooden doors open into

BEDROOM 1



A generous master bedroom that can accommodate a double bed along with additional bedroom furniture. A fitted wardrobe to one side offers additional storage space. With a single radiator, central light fitting, carpeted floor and a uPVC double glazed window to the front elevation.



BEDROOM 2



Another good-sized bedroom that again can accommodate a double bed along with additional bedroom furniture. With a single radiator, central light fitting, carpeted floor and a uPVC double glazed window to the rear elevation.

BEDROOM 3

An ideal guest room, work from home office space or child's bedroom. The third bedroom features a fitted wardrobe and a bulk head shelving unit. With a single radiator, central light fitting, carpeted floor and a uPVC double glazed window to the front elevation.



SHOWER ROOM



A very well presented and laid out house shower room that features a walk-in style shower, vanity

inset washbasin, close coupled toilet, towel radiator, frosted uPVC double glazed window to the rear elevation, ceiling inset spotlights, vinyl floor, tiled splashbacks and an extractor fan.

GARDENS



To the front of the property is a brick paved patio, raised from the kerbside, creating a charming frontage and ideal place to sit back and relax.



To the rear of the property is a patio and lawned garden that offers the ideal backdrop to the property as well as the perfect place to sit back and relax or have a barbeque. The rear garden has an external tap by the rear door from the kitchen.

PARKING & GARAGE

The property features a single garage offering a secure parking space.



There is ample additional on street parking in the local area.

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 benefits from a fitted alarm system and CCTV located at the front and rear of the building.

TO VIEW

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

LOCATION

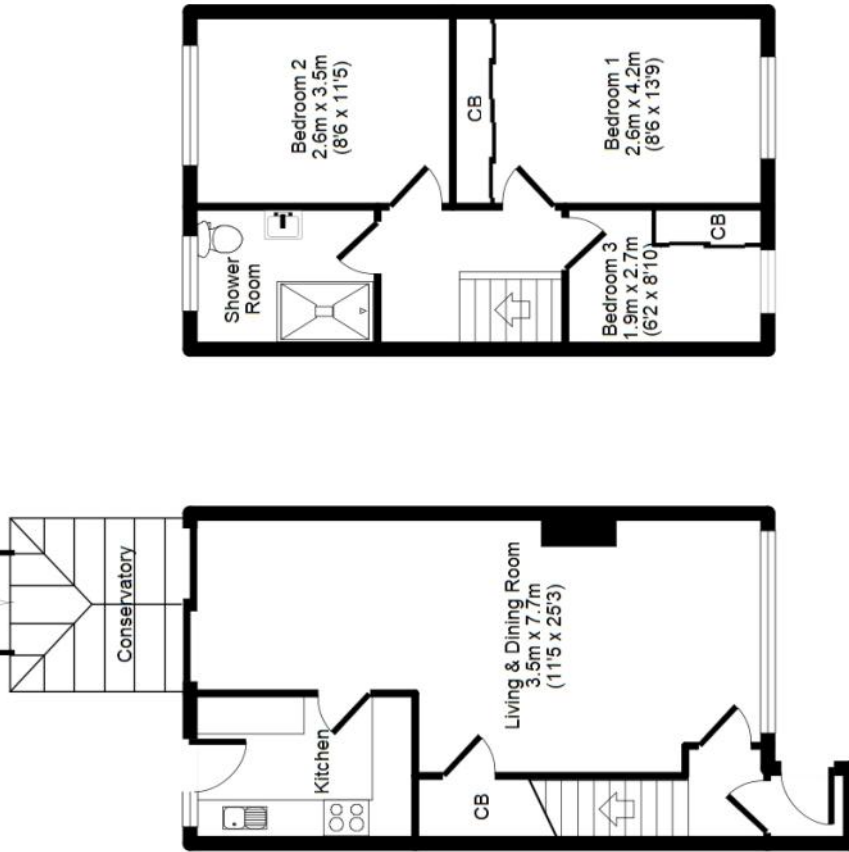
What3words: ///showed.harder.kept
Google Plus Code: P5H2+MQG Halifax
For sat nav users the postcode is: HX3 6BG

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: 70 sq. m / 749 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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