

MARSH & MARSH PROPERTIES

54 Whitehall Avenue, Wyke, BD12 8RS

Offers Over: £225,000



****BENEFITTING FROM NO CHAIN AND A LARGE PARCEL OF LAND INCLUDED****

Located on a quiet avenue, on the outskirts of the Wyke village, on a tree lined street, benefiting from rural views in the surround - creating a charming locale from the moment you arrive at the property. The house is also offered with the added benefit of being with NO CHAIN and a large plot of land to the rear so that the whole house plot is approximately 0.14 acres/560m²/6000ft² and features a large double storage garage on the plot of land. The house itself features a charming and well-maintained lawned and flowerbed garden, to the front elevation, that borders a large gated (brick paved) patio forecourt, to the side, offering space for up to four cars. A lockable gate leads to the rear garden that features a patio seating area and lawned space. To the immediate rear of the garden is the plot of land, a large parcel that houses a double garage offering a fantastic potential for any purchaser.

Internally the property is well presented with a neutral décor and colour scheme throughout that offers the perfect blank canvas for any prospective buyer to move in with little work required to customise to their own tastes. With its spacious living room, a well-appointed kitchen, ground floor WC, storage cupboards, three generous double bedrooms and a house bathroom.

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

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This property benefits from being within a short commute of a local outstanding primary school and good secondary schools. There are also excellent transport links to the surrounding area with Bradford being just a short 10 minute drive away, as well as quick access onto the M62 motorway offering links to Leeds and Manchester. Also with access to either Bradford or Brighouse train stations, both with cross Pennine connections and availability to the Grand Central train service to London.

Owing to the fantastic features on offer with this property, including the large parcel of land to the rear, the well-presented internal aspect and quiet residential area, all offered with the added benefit of being with NO CHAIN, an appointment to view is essential.

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

HALLWAY

A welcoming reception as you step inside the property: the hallway features a single radiator, wall mounted coat hooks, central light fitting and an alarm control panel.

From the hallway a wooden door opens into the

LIVING ROOM

A spacious and open living room that offers ample space for a three piece suite along with additional furniture. A gas fireplace, set on a marble hearth and with wooden mantelpiece, creates the perfect central focal point for the whole room. The living room also offers a large storage space, utilising the area under the stairs. With a fully carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.



From the rear of the living room a wooden door opens into the

KITCHEN



A well-appointed kitchen space that features an "L" shaped set of work surfaces to one corner of the room, all with over or under counter cupboards and drawers. With a cooker unit, double radiator, plumbing for a washing machine, vinyl flooring, uPVC double glazed window overlooking the rear garden and land, central strip light, space for a fridge/freezer and a stainless steel sink with stainless steel taps.



From the kitchen a wooden door opens into a small hallway that features a storage cupboard that houses the boiler. From the hallway access to the side elevation is granted via a wooden door. The hallway also offers access into the

WC

A highly useful addition to the property offering ground floor facilities. With a vinyl floor, central light fitting, uPVC double glazed window to the side elevation and close coupled toilet.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, central light fitting and a uPVC double glazed window to the side elevation.

From the landing wooden doors open into

BEDROOM 1



A generous master bedroom that offers ample space for a king sized bed along with additional bedroom furniture. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.



BEDROOM 2



Another double bedroom that overlooks the gardens and land to the rear elevation via its uPVC double glazed window. With a carpeted floor, central light fitting and single radiator.

BEDROOM 3



A very good sized third bedroom that potentially could accommodate a double bed, making an ideal child's bedroom, work from home office or

guest room. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.

BATHROOM



A beautifully presented and well thought out house bathroom that features a panel bath, glass splash guard, over bath shower, pedestal washbasin, close coupled toilet, vinyl floor, tiled splashbacks, central light fitting and a frosted uPVC double glazed window to the side elevation.

GARDENS



To the front of the property are the lawned and flowerbed gardens, bordered by a hedge, creating a charming reception from the moment you arrive

at the property whilst enhancing the kerb appeal.



To the rear of the property are the lawned and patio gardens, featuring a shed and brick paved areas creating a sizable space, perfect to sit back

and relax or to have a barbeque. The garden is a real sun trap and offers access to the land to the rear elevation.

LAND



The rear parcel of land, behind the property, is certainly a sizable space and offers a fantastic opportunity for any prospective buyer. The land is surrounded and secured by a high quality galvanised steel fence. The land also has a large double garage, with power, set to one side, offering additional storage. Perfect for a tradesperson.



PARKING

To the front of the property is a brick paved forecourt that is secured with lockable metal gates. The parking forecourt can provides space for up to four cars.



TO VIEW

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

LOCATION

What3words: ///fish.outfit.income

Google Plus Code: P6JG+RM9 Bradford

For sat nav users the postcode is: BD12 8RS



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.

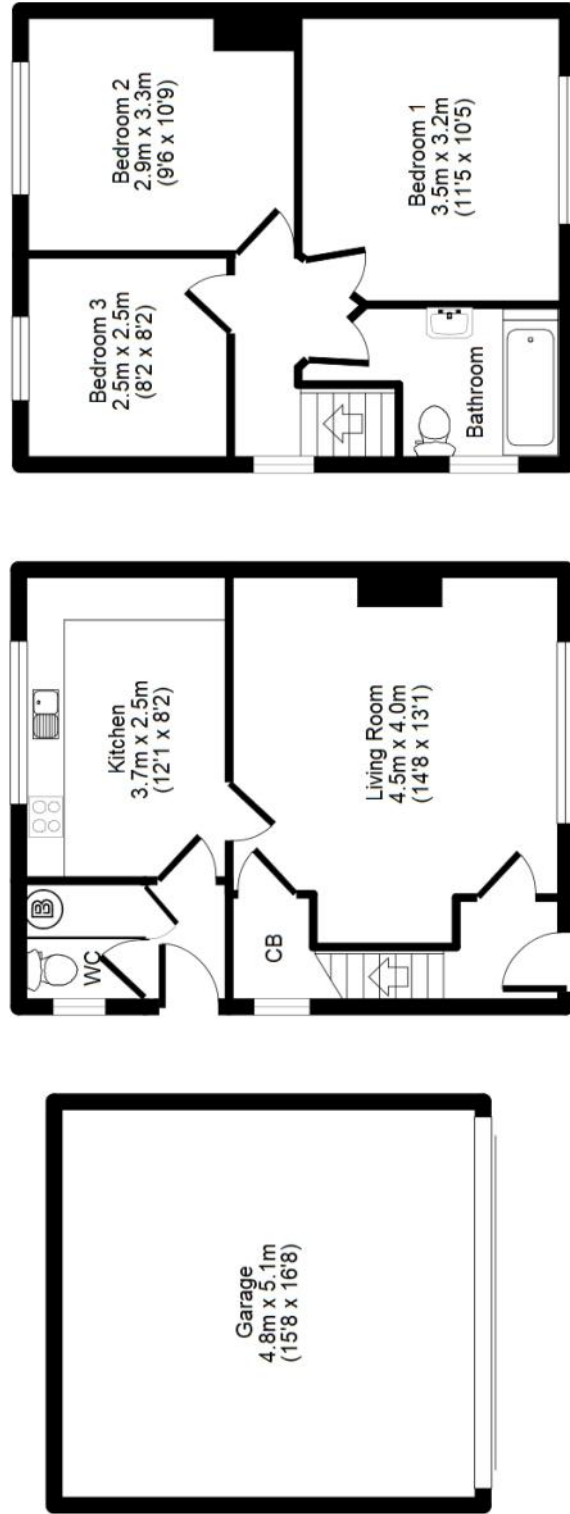
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GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 93 sq. m / 1004 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. All images and dimensions are not intended to form part any contract or warranty.

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