MARSH & MARSH PROPERTIES

173 Moor End Road, Halifax, HX2 0RY *£200,000*



**ATTENTION ALL YOUNG FAMILIES, FIRST TIME BUYERS OR PROFESSIONAL COUPLES ** A fantastic opportunity to purchase this TWO DOUBLE BEDROOM semi-detached property with a high curb appeal, occupying a generous plot with gardens to the front and side, a gated driveway, single garage, and further outdoor space to the rear. The property is conveniently positioned for a range of local amenities, shops, supermarkets, and schools whilst the surrounding area also provides access to countryside walks and green spaces. In brief, the property offers a welcoming entrance hall, spacious lounge featuring a gas fire and bay window, fitted kitchen and separate dining room. To the first floor are two double bedrooms, both benefiting from fitted bedroom furniture, together with a sizeable four-piece bathroom suite incorporating a bath and separate shower. The property also enjoys far-reaching hillside views from the upper floor, adding to its appeal. Externally, there are gardens to the front and side of the property, predominantly laid to lawn with flagged pathways. To the rear is a gated tarmac driveway leading to a single garage, alongside a flagged yard with access from the dining room. The plot offers considerable outdoor space and exciting potential for further landscaping or extending the existing accommodation (subject to planning permission). An internal inspection is strongly advised to appreciate the space, position, and potential this property has to offer.

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

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ENTRANCE HALL



A welcoming entrance hall accessed via a composite front door, featuring an open staircase leading to the first floor, an archway providing access into the kitchen and a radiator.

LIVING ROOM 3.8 x 5.2m (12'3 x 16'10)







A spacious reception room centred around a gas fire, providing a comfortable space to relax. The lounge features ceiling coving, radiators, and UPVC windows, including a porthole window and a large bay window which provides an attractive focal point.

KITCHEN 2.9 x 3.5m (9'6 x 11'5)







A fitted kitchen comprising a range of units with a one-and-a-half-bowl sink, chrome mixer tap and splashback tiling. Integrated appliances include an under-counter fridge and freezer, washing machine, built-in oven, and grill, together with an induction hob and extractor fan above. The kitchen further benefits from tile effect laminate flooring, useful under-stair storage, ceiling

spotlights, a radiator, and UPVC window.

DINING ROOM 2.7 x 3.2m (8'8 x 10'4)





A separate dining room providing a useful additional reception space, fitted with wall and base cabinets. Further under-stair storage provides access to a crawl space housing the combination boiler. The room features tile effect laminate flooring, ceiling coving, radiator, composite rear door, and UPVC window.

LANDING

The landing provides access to all first floor rooms and the loft, and benefits from UPVC windows.

BEDROOM ONE 3.8 x 5.2m (12'5 x 16'10)





A particularly generous double bedroom, fitted with a bedroom suite incorporating wardrobes, chest of drawers and bedside tables. There is also ceiling coving, a radiator and UPVC windows, including one offering far-reaching hillside views.

BEDROOM TWO 2.9 x 2.6m (9'6 x 8'6)



A further double bedroom, currently fitted with wardrobes and shelving, providing useful storage. The room also benefits from a radiator and UPVC window enjoying hillside views.

BATHROOM



A sizeable four-piece bathroom suite comprising a large bath, separate walk-in shower cubicle with cladding and glass sliding door, vanity hand wash

basin, and low flush toilet. The bathroom is finished with tile effect laminate flooring and tiled walls, and further benefits from ceiling spotlights, a chrome towel radiator, extractor fan, and UPVC window.



EXTERNAL





To the front of the property is a pathway leading up from the roadside, alongside a lawned garden providing an attractive approach to the home. The main entrance is positioned to the side, where a further garden area offers additional outdoor space and potential for landscaping or extension, subject to the necessary permissions. To the rear is a gated tarmac driveway providing off-road parking and leading to the single garage. A pathway runs between the garage and property, leading to a small enclosed rear yard, which can also be accessed via the dining room. The property occupies a generous plot with gardens extending to the front, side, and rear, offering plenty of outdoor space and excellent potential for those looking to further enhance or extend the home (subject to planning permission).







GARAGE 3.2 x 4.8m (10'4 x 15'7)

A single garage benefiting from power and lighting, together with a remote controlled up-and-over garage door.

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.



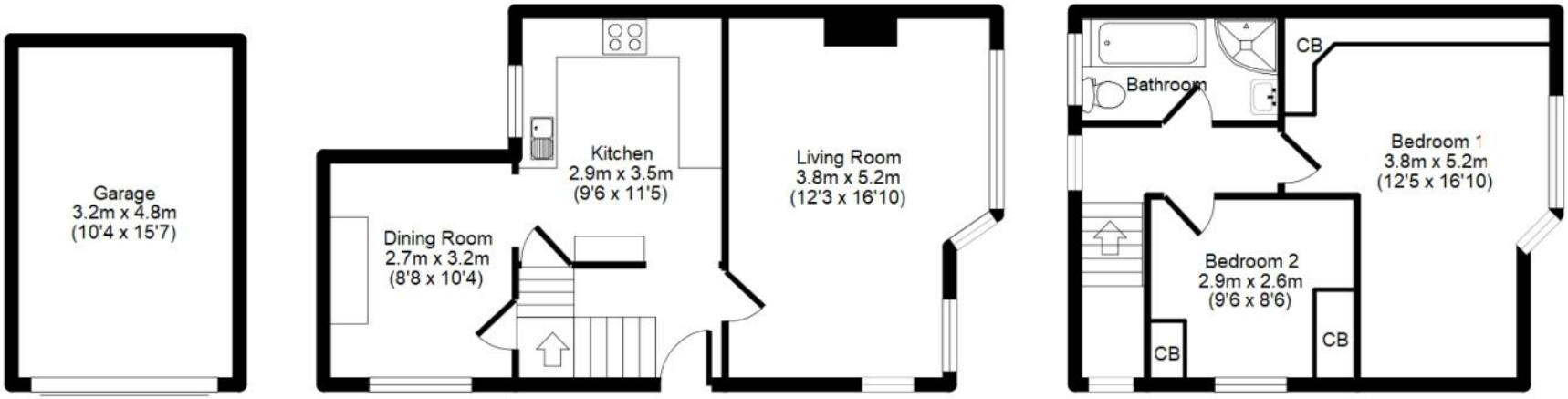
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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 89 sq. m / 962 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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