MARSH & MARSH PROPERTIES

22 Rake Bank, Halifax, HX2 8UA *£115,000*



Located in the middle of Crag Lane is a row of terraced cottages that make up Rake Bank. A charming island in an area of rural beauty that offers fantastic outlooks to the front elevation that on a clear day offers stunning and far reaching views. The house also benefits from a lofty set back position creating a private space. This property is also offered with the added advantage of being with NO CHAIN. An ideal property for any landlord, first time buyer or someone looking for an AirBNB. The house features on street parking and a raised, low-maintenance patio garden to the front elevation that offers the ideal vantage point of the views.

Internally the property is neatly presented throughout having been previously rented and now redecorated upon tenant vacation for sale. The house features a cosy living room, open plan kitchen to the rear of the living room, two bedrooms and house bathroom. A cellar offers ample additional storage space for the property. There are charming cottage features, that when twinned with the neutral décor creates an eclectic presentation.

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

Tel: 01422 648 400 *info@marshandmarsh.co.uk* *www.marshandmarsh.co.uk*

The property is situated on a quiet street and offers quick commuting routes into the historical town centre of Halifax. It is also within 10 minutes' drive of Halifax train station which offers cross Pennine connections, as well as regular services to the surrounding cities, and access to the Grand Central London train line. The M62 motorway is also only 18 minutes away offering excellent commuting potential.

Owing to the potential on offer with this property an appointment to view is essential.

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

PORCH

An excellent addition to the property creating a barrier from the external to the internal whilst also offering a place for coats and shoes. With a stone floor, central light fitting and uPVC double glazed window to the front elevation.

From the porch a uPVC double glazed door opens into the

LIVING ROOM





A charming and cosy living room that offers a place for a suite along with additional furniture. The fireplace has been left covered and is a central feature location for the room. Its beamed ceiling also offers a charming cottage style feature. With a carpeted floor, uPVC double glazed windows to the front elevation, ceiling inset spotlights, central light fitting, single radiator and a television access point.



To the rear of the living room is the

KITCHEN

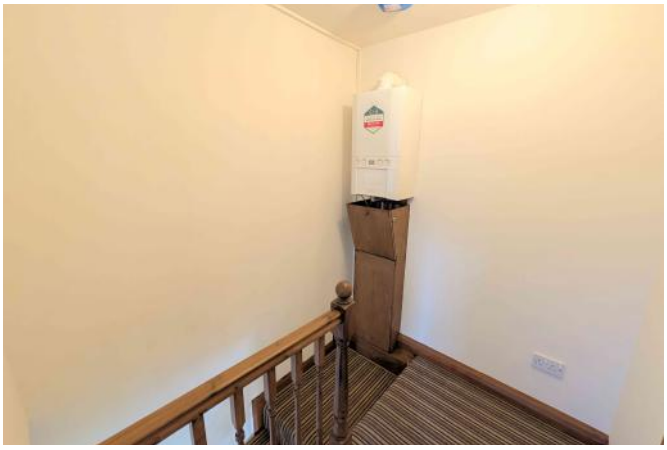


A "U" shaped set of laminated work surfaces offering ample work space with over and under counter cupboards and drawers. The kitchen features an integrated hob, integrated oven, space for a fridge/freezer, plumbing for a washing machine, tiled splashbacks, wood laminate flooring, ceiling inset spotlights and a stainless steel sink with stainless steel mixer tap.

From the living room carpeted stairs lead up to the

LANDING

With a carpeted floor, central light fitting and also houses the boiler to one corner.



From the landing wooden doors open into

BEDROOM 1



The ideal place to be able to enjoy the views, as you can see in the photo the two uPVC double glazed windows to the front elevation offer the ideal vantage point for the valley beyond. With a carpeted floor, central light fitting and single radiator.

BEDROOM 2



A snug second bedroom, ideal for a guest room, child's bedroom or work from home office space. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.



BATHROOM



A neatly laid out house bathroom that features a panel bath, over bath shower, pedestal washbasin, low flush toilet, tiled floor, tiled splashbacks, central light fitting and a frosted uPVC double glazed window to the front elevation.

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

CELLAR

An ideal addition to the property offering further storage space. With a central light fitting.

GARDENS



To the front of the property is a patio garden, enclosed by stone wall and metal fence, elevated from the roadside for privacy and offering an ideal place to enjoy the views beyond. Its South-West facing orientation makes this the ideal place to sit back with a glass of wine and enjoy the evening sun.



PARKING

There is on street parking to the front elevation.

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.



TO VIEW

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

LOCATION

What3words: ///liability.easy.idea

Google Plus Code: P4R3+QGR Halifax

For sat nav users the postcode is: HX2 8UA

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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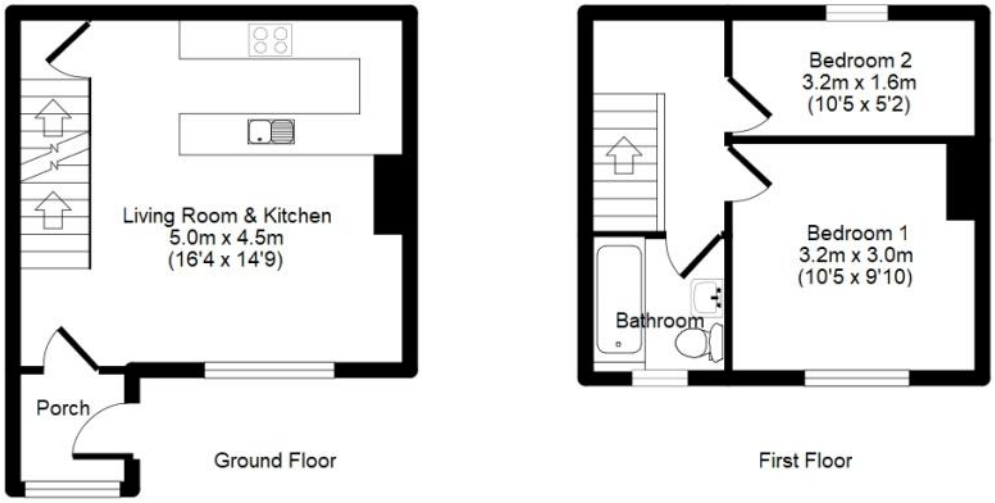
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APPROX GROSS INTERNAL FLOOR AREA: 48 sq. m / 513 sq. ft

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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