MARSH & MARSH PROPERTIES

45 Range Bank, Halifax, HX3 6JR — *£195,000*



Located at the top end of Range Bank, a quiet residential street on the outskirts of Halifax town centre, is this three bedroomed semi-detached property. Offered with the added benefit of NO CHAIN, this property has plenty on offer that certainly offers a fantastic opportunity for any prospective buyer, be it a first time buyer or property investor. The house features both front and rear gardens as well as access to an under-croft cellar storage space that would make the ideal workshop space. The house also has a driveway, with shared access, to the rear of the property offering private off road parking.

Internally the property does require modernisation and renovation, therefore offering the opportunity for any prospective buyer to put their own stamp on this charming home. With its open plan style dining kitchen, spacious living room, three bedrooms (two with ample space for double beds) and a house bathroom. Just step inside and you will immediately notice the fantastic opportunity this property has to offer. The property also benefits from views overlooking Halifax town centre to the rear elevation.

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 just on the outskirts of Halifax town centre presenting excellent transport links. Halifax train station provides excellent train connections to the local area including access to the Grand Central train service. The M62 is just a short 15 minute drive away providing easy access to the major cities of Leeds, Manchester and Bradford. It is also situated within easy access to the outstanding grammar schools and good primary schools in the local area.

Owing to the fantastic number of features on offer with this property, including its well positioned location, front and rear gardens in addition to the internal potential, all offered with the added advantage of being with NO CHAIN, an appointment to view is certainly encouraged.

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

PORCH

A good addition to the property offering a barrier from the external aspect to the internal. The porch offers the ideal place to store coats and shoes.

From the porch a wooden door opens into the

DINING KITCHEN



A large and open plan dining kitchen, there are a "U" shaped set of laminated work surfaces to one side of the room, all with under counter cupboards and drawers. To the opposite side of the room there is ample space for a large dining table. A gas fireplace, with granite hearth and wooden mantelpiece also creates a charming central feature for the whole room. The dining kitchen also benefits from an under stairs storage cupboard, alcove inset cupboards and is bathed in natural light owing to two large uPVC double glazed windows to the rear elevation. The dining area is carpeted and the kitchen space has vinyl flooring. With an integrated hob, integrated oven, plumbing for a washing machine, space for a fridge freezer, single radiator, central light fitting, strip lighting and a stainless steel sink with stainless steel taps.







From the dining 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 uPVC double glazed bay window to the front

elevation offers ample natural light for the whole room. A gas fireplace, with stone hearth, creates a charming feature for the whole room with its exposed chimney breast extending to either side to create a TV stand. With a carpeted floor, central light fitting, wall mounted light fittings and single radiator.







From the living room a wooden door opens into the

HALLWAY

The hallway offers a secondary access point for the room via its composite door. With a single radiator, central light fitting and wall mounted coat hooks.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor and central light fitting.

From the landing wooden doors open into

BEDROOM 1





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

BEDROOM 2



Another double bedroom that offers a fantastic outlook over Halifax town centre via its uPVC double glazed window. With a carpeted floor, central light fitting, single radiator and a cornice to ceiling.



BEDROOM 3



A good sized third bedroom that would be ideal for a work from home office, guest room or child's bedroom. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and single radiator.

BATHROOM



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

CELLAR

Accessed externally by a rear uPVC door is the under-croft cellar storage space. The ideal workshop or storage for garden furniture.

GARDENS



To the front of the property is an enclosed patio and flower bed border garden that creates the ideal kerb appeal for the property as well as enhancing the property's privacy.





To the rear of the property are the multi-tier gardens offering the ideal backdrop to the property. From the edge of the house is a patio seating space, ideal for sitting out and relaxing whilst enjoying the south-west facing orientation.





The lower rear garden is a lawned and flower bed garden that offers the ideal place for children and pets to play.



PARKING

To the rear of the property is a driveway offering a private space for a car.

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: ///terms.petal.trucks

Google Plus Code: P4MR+368 Halifax

For sat nav users the postcode is: HX3 6JR

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.

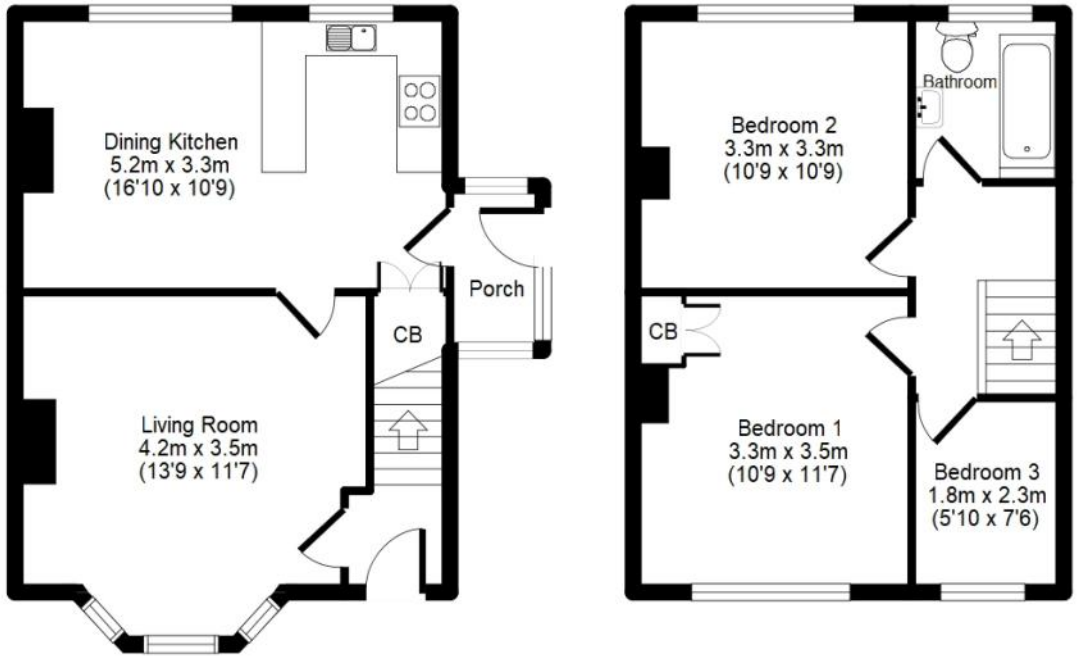
Tel: 01422 648 400

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

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

45 Range Bank, Halifax, HX3 6JR



Ground Floor First Floor

APPROX GROSS INTERNAL FLOOR AREA: 74 sq. m / 790 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.
(c) Marsh & Marsh Properties