MARSH & MARSH PROPERTIES

49 Fairview Terrace, Halifax, HX3 5BW *£145,000*



This two bedroomed semi-detached home is situated at the head of Fairview Terrace on a cul-de-sac, creating a quiet and secluded residential location. The property is offered with the advantage of being with NO CHAIN. An ideal property for any first time buyer, property investor or anyone looking for a home that they can make their own. There is parking to the front elevation on the forecourt. To the rear of the property is a private lawned and patio garden that offers charming views over the valleys of Halifax whilst remaining a secluded position.

Internally the property does require modernisation, therefore, offering the added advantage of any prospective buyer of being able to put their own stamp onto their new home. The house features a front porch, dining kitchen, warm and welcoming living room, two double bedrooms and house bathroom. As soon as you step inside the property you will immediately notice the potential on offer.

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

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

The property benefits from local outstanding primary and secondary schools, including a number of well-regarded grammar schools. The property is also only a short 5 minutes' drive from Halifax town centre providing access to its fantastic range of shops and services. There are regular bus connections close to the property providing further access to Halifax and the surrounding area. Halifax train station presents access to its large range of rail connections including the Grand Central train service. The M62 is also a 15 minutes' drive away, via junction 24.

Owing to the features on offer, including the private rear garden, fantastic internal potential and parking, all with the added advantage of being with NO CHAIN, an appointment to view is essential.

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

PORCH

An ideal addition to the property creating a barrier from the external aspect to the internal. With a single radiator, vinyl floor, central light fitting and a uPVC double glazed window to the front elevation.

From the porch a wooden door opens into the

DINING KITCHEN



A spacious and bright dining kitchen that offers ample space to one side for a dining table. Laminated work surfaces to three walls offers ample work space, all with over or under counter cupboards and drawers. With an integrated hob, integrated oven, single radiator, plumbing for a washing machine, splashback tiling, vinyl flooring, uPVC double glazed window to the front elevation, two central light fittings, space for a fridge/freezer and an inset sink with mixer tap.







From the dining kitchen a wooden door opens into the

LIVING ROOM

A generous living room that offers ample space for a three piece suite along with additional furniture. A gas fire, set on a granite hearth and with wooden mantelpiece, offering an ideal central feature for the whole room. A set of uPVC double glazed French doors offers access to the rear garden whilst also providing plenty of natural

light. With a carpeted floor, central light fitting, double radiator and a television access point.







From the living room 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 spacious master bedroom that offers ample room for a double bed along with additional bedroom furniture. The master bedroom also benefits from views over the rear garden via its two uPVC double glazed windows. With a carpeted floor, central light fitting, ceiling fan and single radiator.





BEDROOM 2



A generous second bedroom that can also accommodate a double bed. An integrated cupboard offers additional storage space. With a carpeted floor, single radiator, central light fitting and a uPVC double glazed window to the front elevation.

BATHROOM

A neatly laid out house bathroom, featuring a panel bath, over bath shower, pedestal

washbasin, low flush toilet, single radiator, frosted uPVC double glazed window to the front elevation, extractor fan, splashback tiling, vinyl floor and central light fitting.



GARDENS







To the rear of the property is a patio and lawned garden offering an ideal backdrop to the property and the perfect place to sit out and relax. The garden is fenced and walled to three sides and offers a charming view over the Halifax valley.

PARKING

To the front of the property there is parking.





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: ///saving.anyone.neon

Google Plus Code: P4JH+GFQ Halifax

For sat nav users the postcode is: HX3 5BW

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.

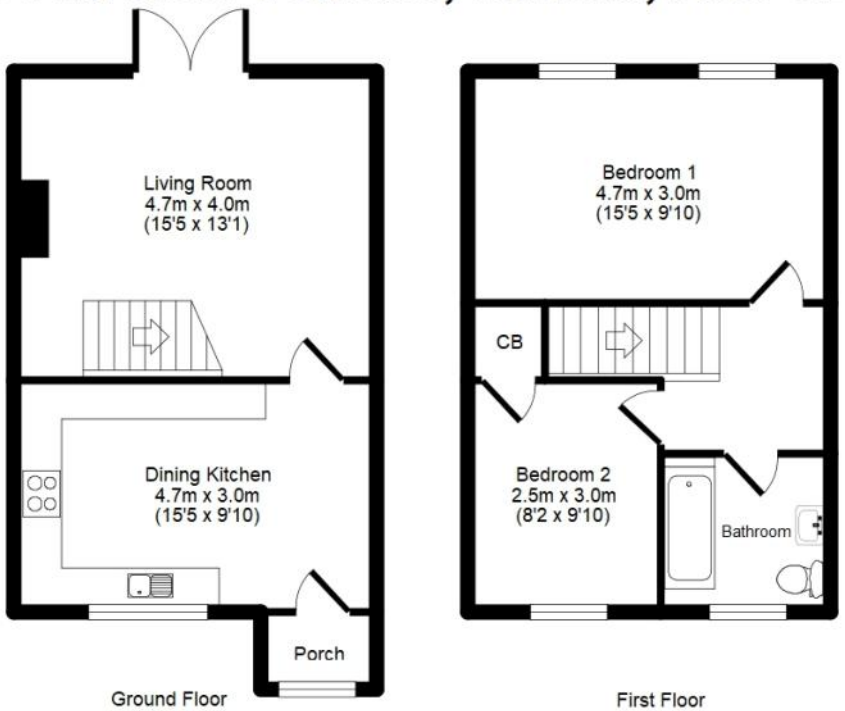
Tel: 01422 648 400

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

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

49 Fairview Terrace, Halifax, HX3 5BW



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