

MARSH & MARSH PROPERTIES

15 Fixby Avenue, Pye Nest, Halifax, HX2 7DH

£140,000



****ATTENTION ALL YOUNG/PROFESSIONAL COUPLES OR FIRST TIME BUYERS****
Presented throughout to an extremely high standard is this three bedroom back-to-back mid-terrace property. Having undergone a full refurbishment over the past year to include a new kitchen, bathroom and boiler, any potential buyer can be rest assured that there will be no hidden/costly surprises and therefore an internal inspection comes highly advised. In brief the property comprises of; Lounge, dining room and kitchen to the ground floor. Two bedrooms and the house bathroom are to the first floor and a third bedroom to the second floor. To the front of the property is a beautiful enclosed and low maintenance garden.

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

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DINING ROOM 4.2 x 4.4m (13'9 x 14'4)



KITCHEN



Accessed via the UPVC door to enter the property is this wonderful room which has the WOW factor which sets the precedent for the rest of the house. Being open plan with the lounge which is raised by just a couple of steps giving a modern and spacious feeling which is added to with the high ceiling with original coving and matching ceiling rose. Set on a marble fireplace is a coal effect, living flame gas fire. Radiator and a UPVC window.

LIVING ROOM 4.2 x 4.6m (13'9 x 15'2)

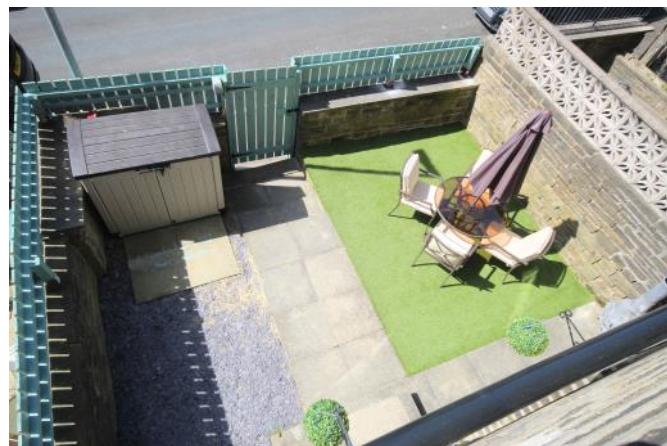


Positioned to the rear of the property and open plan with the dining room is this spacious yet cosy room with modern décor, a feature cast iron fireplace, and a radiator.

This is a stunning kitchen with a range of modern wall and base units which incorporate a ceramic sink with a chrome mixer tap that is further complimented by the beautiful marble effect worktops. There is a built-in electric oven and an induction hob with a stainless steel and glass cooker hood. Plumbing and space for a washing machine, high quality Viessman combination boiler and a UPVC window.

LANDING

The stairs lead up from the dining room and continue up to the second level.

BEDROOM TWO 3.5 x 2.7m (11'7 x 8'10)

A double room with a radiator and a UPVC window with good views.

BEDROOM ONE 3.0 x 4.4m (9'10 x 14'5)**BEDROOM THREE 2.4 x 2.7m (7'10 x 8'10)**

A double room with a radiator and a UPVC window with views.

BATHROOM

A stylish three piece suit comprises of a p-shape bath with a chrome mixer tap and shower with a glass shower screen, vanity sink unit and a low flush toilet. High quality and modern marble effect wall panels, ceiling spotlights and the chrome towel radiator and an extractor fan complete the bathroom to a high specification.



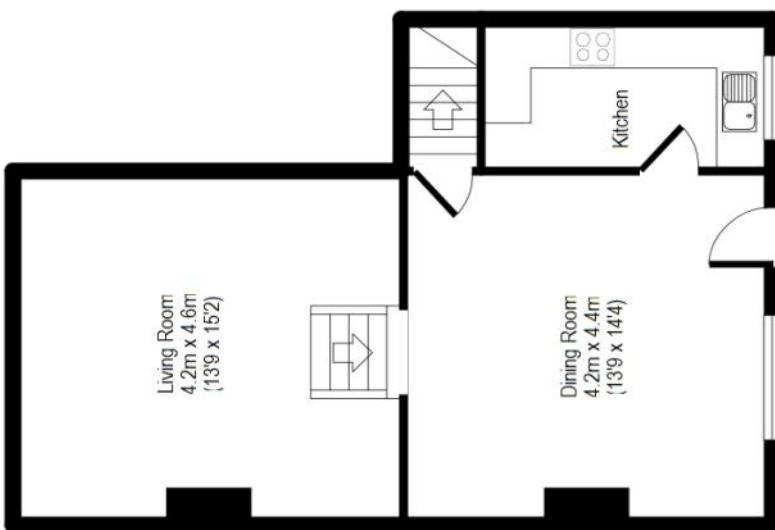
EXTERNAL



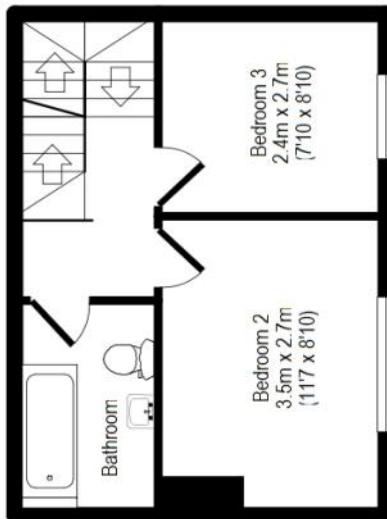
To the front of the house is a stunning low maintenance enclosed garden with an artificial lawn an external cold water tap.

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.

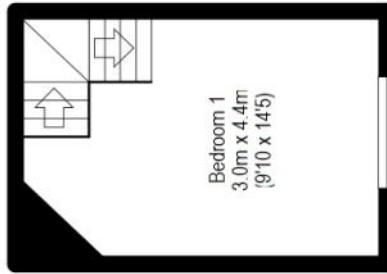
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Ground Floor



First Floor



Second Floor

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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