

MARSH & MARSH PROPERTIES

30 Crosshills Mount, Greetland, HX4 8HS

£230,000



****ATTENTION TO ALL FIRST TIME BUYERS, YOUNG FAMILIES, OR PROFESSIONAL COUPLES**** Situated in the much sought after location of Greetland with highly regarded local schools is this delightful and well-presented three bedroom semi-detached family home which has undertaken a full refurbishment to a high standard. No expense has been spared in this renovation project which boasts a modern kitchen and a stylish bathroom along with a full re-wire and brand new gas central heating, all of which gives any buyer the peace of mind that there will be no hidden/costly surprises. THIS PROPERTY SIMPLY DEMANDS AN EARLY INSPECTION TO AVOID ANY DISAPPOINTMENT. In brief; Entrance Hall, lounge, and a dining kitchen all to the ground floor. To the first floor are three bedrooms and the house bathroom. Externally you will find parking for two vehicles to the front along with a detached garage and a space for a large shed or to extend the garage. To the side is a lawn garden and to the rear is a block paving patio garden overlooking open fields.

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

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ENTRANCE HALL

With a new carpet and a radiator, the entrance is accessed via a new composite door.

LIVING ROOM 3.9 x 4.9m (12'9 x 16'2)



Centre stage is an impressive redbrick fireplace with a chunky, solid oak mantle which houses a multi-fuel stove. With a large UPVC bay window to provide an abundance of natural light, this room is finished off to a high standard with a new carpet, solid oak internal doors (which continue throughout the property) and tasteful décor. Mains smoke alarm.

DINING KITCHEN 4.8 x 3.3m (15'8 x 10'9)

Finished to a high standard is this superb, fitted

kitchen with LED under unit lighting. Incorporated in the units there is an electric oven and hob with a stainless steel cooker hood above along with a stainless steel sink with a chrome mixer tap that is complimented by the modern, brick bond splash back tiling. The useful under the stair storage cupboard houses the brand new boiler and dual aspect UPVC windows provide great natural light. Ceiling spotlights, radiator, smoke alarm and a rear UPVC door.



LANDING

The stairs lead up from the entrance hall with a new carpet which continues onto the landing and through to the bedrooms. Loft access, mains smoke alarm and a UPVC window. Solid oak doors

lead to each bedroom and the bathroom.

BEDROOM ONE 3.2 x 4.0m (10'5 x 12'11)



A double room with built in wardrobes and drawers. A feature cast iron fireplace, radiator and a UPVC window.

BEDROOM TWO 3.2 x 3.3m (10'5 x 10'11)



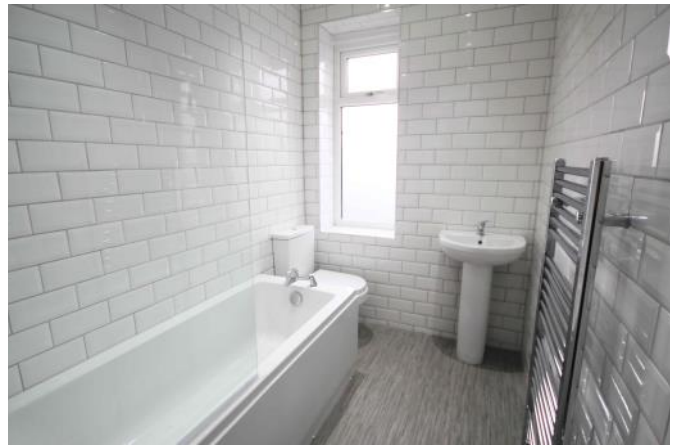
A double room with a radiator and a UPVC window.

BEDROOM THREE 1.6 x 3.0m (5'2 x 10'0)



A single box room with a radiator and a UPVC window.

BATHROOM



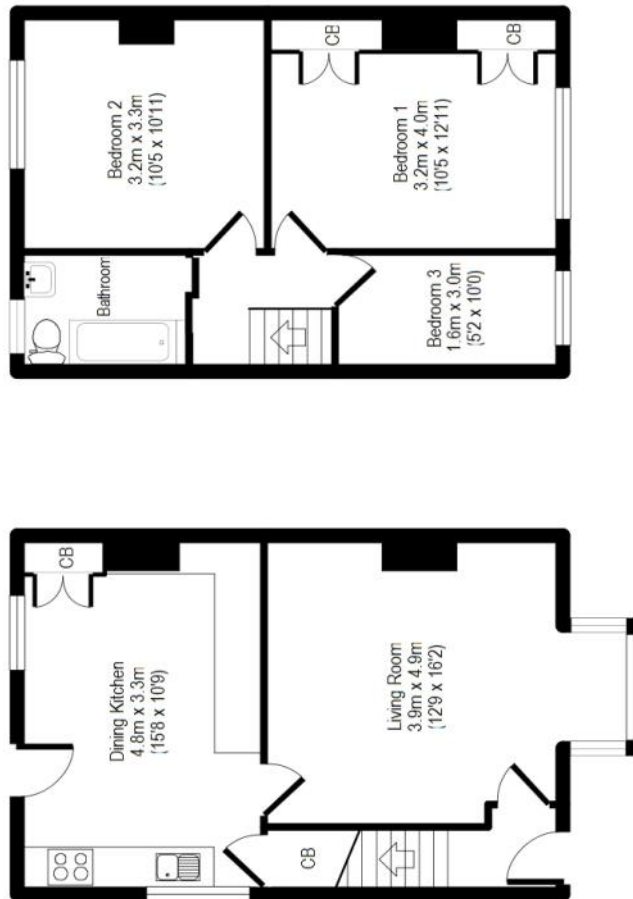
This is a stylish suite which is complimented by the modern, white brick bond tiling to the walls. The bath boasts a chrome mixer tap and a power shower above with a glass shower screen, pedestal sink and a low flush toilet. To complete the room to a high spec is a chrome towel radiator, extractor fan, ceiling spotlights and a UPVC window.

EXTERNAL

To the front of the property there is a block paving driveway for two vehicles along with a detached single garage which does have a useful space to the side which offer the opportunity to develop the garage to a double or to build a large garden shed. A generous size lawn garden is to the side of the property which leads to the rear where you will find a block paved patio garden overlooking the open fields and views.

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APPROX GROSS INTERNAL FLOOR AREA: 72 sq. m / 770 sq. ft



Ground Floor

First 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. All images and dimensions are not intended to form part any contract or warranty.

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