

MARSH & MARSH PROPERTIES

41 Moorbottom Road, Illingworth, Halifax, HX2 9SR

£150,000



****ATTENTION ALL FIRST TIME BUYERS OR ANY YOUNG/GROWING FAMILIES****
Set on a large corner plot with a double driveway and a double garage is this three bedroom semi-detach family home which offers great potential for either an extension or a separate building plot. Being within walking distance to several local schools and in a cul-sac make this an even more attractive purchase for anyone looking to build a long term family home. In brief; entrance hall, lounge, dining room and a kitchen all to the ground floor. To the first floor are three bedrooms and the house shower room. Externally are gardens to three sides along with a double driveway and a double detached garage.

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

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ENTRANCE HALL



Accessed via a composite door is this spacious hallway with two storage cupboards, laminate floor, radiator, and a UPVC window.

LIVING ROOM 3.8 x 3.3m (12'5 x 10'11)



Open plan with the dining room with laminate flooring which runs all the way through. Coal effect, living flame gas fire, radiator and a UPVC window.

DINING ROOM 2.7 x 2.9m (8'10 x 9'6)

Linking the lounge to the kitchen with an open plan aspect with laminate flooring, radiator and a UPVC window.



KITCHEN 2.8 x 2.9m (9'4 x 9'6)



A wide range of modern wall and base units provide ample storage space and incorporate a stainless steel sink with a chrome mixer tap which is further complimented by the splash back tiling. There is an integrated fridge, freezer, a built-in electric oven, and a gas hob with a stainless steel cooker hood above. The kitchen is finished off with a tiled floor, ceiling spotlights, UPVC window and a UPVC rear door.

LANDING

The staircase leads up from the entrance hall. Loft access and a storage cupboard and a UPVC window.

BEDROOM ONE 3.9 x 3.3m (12'9 x 10'9)



A double room with a fully fitted bedroom suite, radiator and a UPVC window.

BEDROOM TWO 2.6 x 3.0m (8'6 x 6'6)



A double room with a radiator, laminate floor and a UPVC window.

BEDROOM THREE 3.0 x 2.0m (9'8 x 6'6)

A single room with a storage cupboard, laminate floor, radiator and a UPVC window.



SHOWER ROOM



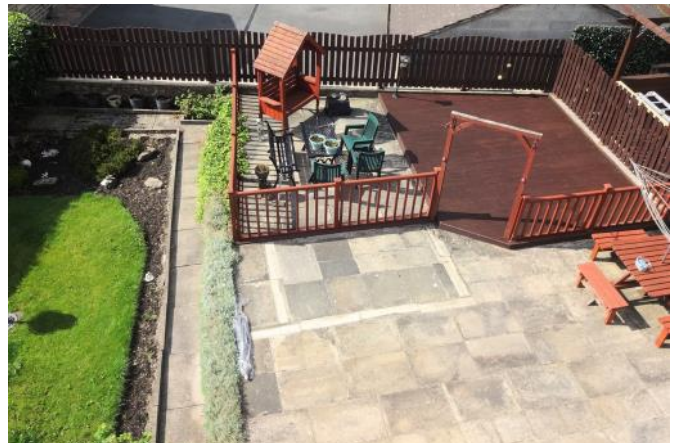
This is a modern three piece suite that comprises of a double walk-in shower cubicle with a full body massage shower, handheld shower head and a rainfall shower head. A space saving vanity toilet and hand wash basin unit provides useful storage space. The room is finished to a good standard with the tiles to the walls and floor, ceiling spotlights, chrome towel radiator, extractor fan and a UPVC window.

EXTERNAL



Being set on an extremely large plot, this could be an ideal purchase for anyone wishing to extend the property or build a completely separate

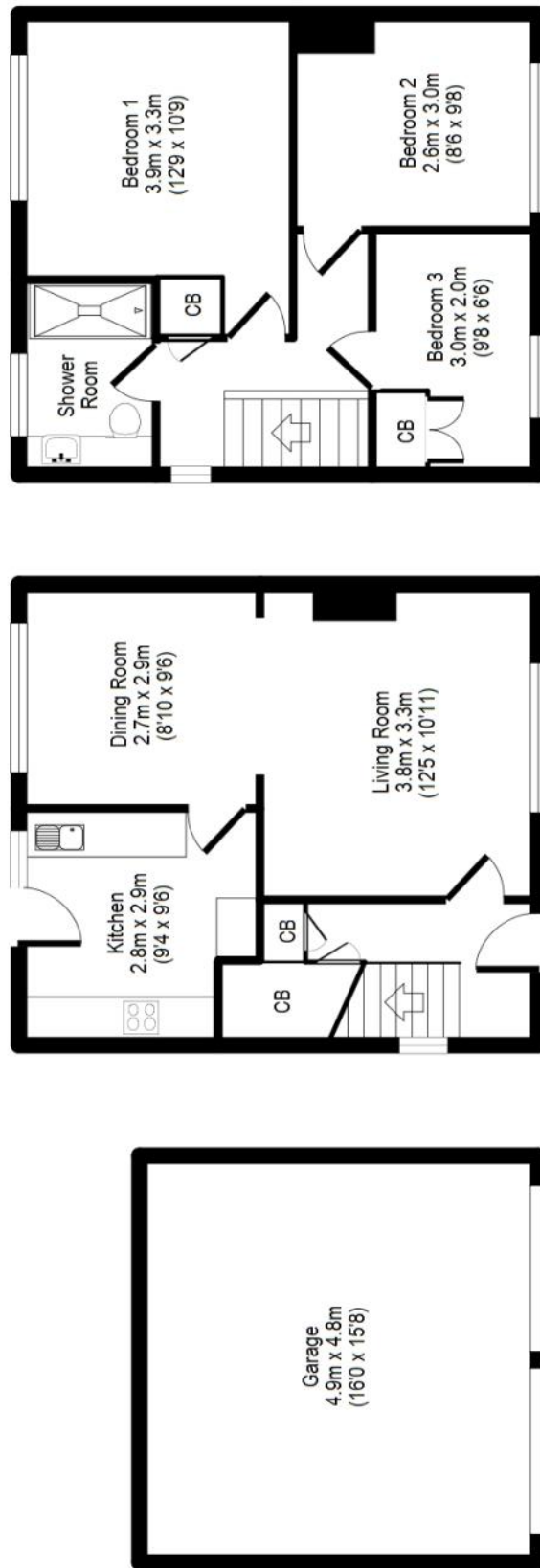
property (subject to planning). Currently it offers superb outdoor space which includes a good sized patio garden to the front that stretches to the side of the property and through to the large rear garden. At the rear you will find a large patio area, lawn garden and a decking area, all together making a beautiful, child friendly garden which is also very suitable for entertaining with barbeques on those hot summer days. Also, to the front and side of the property there is a double driveway which is accessed via wrought iron gates and leads to a large double garage (4.90 x 4.79) with power, light and is currently utilised by the present owner as a large workshop.



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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APPROX GROSS INTERNAL FLOOR AREA: 93 sq. m / 999 sq. ft.



Garage

Ground Floor

First Floor

Floor Plan measurements are approximate and are for illustrative purposes only. For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. 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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