



Woodville Street, Halifax, HX3 5BY
£90,000

E&H Holmes
ESTATE AGENTS

A two bedroom, back to back property in Lee Mount on the outskirts of Halifax. Stylishly presented throughout with modern kitchen and bathroom, useful utility/cellar and an enclosed garden to the front this is an ideal home for a first time buyer or buy to let investor.

The accommodation, in brief, comprises: Entrance hall, living kitchen and access to the utility/cellar on the ground floor. To the first floor is the main bedroom and house bathroom with a further bedroom on the second floor.



Ground Floor:

Entrance Hall

Tiled flooring. UPVC double glazed door to front elevation.

Living Kitchen 14'7" x 11'7" (4.452 x 3.539)

Fitted kitchen with wall and base units. Belfast sink. Electric oven. Induction hob. Stainless steel and glass cooker hood. Integrated dishwasher. Coal effect, living flame gas fire. Radiator. UPVC double glazed window to front elevation.

Cellar 5'6" x 13'11" (1.685 x 4.245)

Plumbing for washing machine. Radiator. UPVC double glazed window to front elevation.

First Floor:

Landing

Stairs leading from entrance hall. Stairs leading to second floor.

Bedroom One 15'1" x 8'10" (4.616 x 2.709)

Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Extractor fan. Radiator. UPVC double glazed window to front elevation.

Second Floor:

Bedroom Two 11'6" x 13'11" (3.519 x 4.248)

Boiler. Radiator. UPVC double glazed window to front elevation.

Front Garden

Enclosed yard with planting and bin store.

Council Tax Band

A

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
quench.plans.spell

Disclaimer

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