



Saddleworth Road, Halifax, HX4 8LZ
£210,000

E&H Edkins Holmes
ESTATE AGENTS

***** RENOVATION IS NEARING COMPLETION*****

Newly renovated to a high standard throughout is this three bedroom, end of terrace property. This house has far reaching views to the rear and is close to the popular Greetland Academy school. The property benefits from a stylish dining kitchen with french doors to the rear balcony, contemporary bathroom and versatile basement rooms.

The accommodation, in brief, comprises: Entrance hall, lounge, dining room and kitchen to the ground floor. On the first floor are three bedrooms and the house bathroom. The converted lower ground level consists of utility room and two converted basement rooms, one with a window and radiator which could make an ideal home office.



Ground Floor

Entrance Hall

UPVC double glazed door to front elevation.

Lounge 12'2" x 9'6" (3.714 x 2.917)

Radiator. UPVC double glazed Bay window to front elevation.

Dining Kitchen 8'1" x 6'11" (2.472 x 2.116)

Fitted kitchen with wall and base units. Stainless steel undercounter sink. Granite work surfaces. Electric oven. Electric hob. Cooker hood. Integrated fridge / freezer. Radiator. UPVC double glazed doors leading to balcony. UPVC double glazed window to rear elevation.

Balcony

Offering a great seating area to enjoy the surrounding view. To be added end of March 2021.

First Floor

Landing

Stairs from entrance hall. Double glazed window to the side. Loft access.

Bedroom One 12'4" x 10'4" (3.766 x 3.156)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Two 11'4" x 8'6" (3.462 x 2.613)

Radiator. UPVC double glazed window to front elevation.

Bedroom Three 7'3" x 5'7" (2.222 x 1.710)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Fully tiled. Towel radiator. UPVC double glazed window to front elevation.

Lower Ground Floor

Utility 23'10" x 6'0" (7.271 x 1.836)

Wooden door to rear. Plumbing for washing machine. Boiler. Stainless steel sink. Boiler.

Basement Room One 10'1" x 6'2" (3.094 x 1.899)

Power and Lighting.

Basement Room Two 17'0" x 9'11" (5.201 x 3.047)

Radiator. UPVC double glazed window to rear elevation.

Outside

Garage

Detached garage with power and lighting. Up and over doors.

Parking

Hardstanding for one car to the side. Parking for one further car to the rear.

Garden

Lawn garden with mature shrub.

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