



**Woodside View, Boothtown,
Asking Price £110,000**

- * TERRACE * TWO DOUBLE BEDROOMS * IDEAL STARTER HOME *
- * CLOSE TO HALIFAX TOWN CENTRE * ENCLOSED REAR YARD *

Attention Investors/FTB's!! Ideally located within walking distance of Halifax Town Centre which offers amenities, shops, bus routes and a train station, this two double bedroom terrace property would make an excellent purchase for a number of buyers and briefly comprises entrance porch, lounge, dining kitchen, cellar head, two first floor bedrooms and a house bathroom.

To the outside there is a garden frontage and an enclosed yard to the rear.

Viewing essential!!



Entrance Porch

Vestibule

With radiator.

Lounge

13'4" x 12'11" (4.06m x 3.94m)

With living flame gas fire in fireplace surround, radiator, double glazed window.

Dining Kitchen

12'2" x 11'11" (3.71m x 3.63m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback and floor, cooker, radiator and double glazed window.

Pantry/Utility

With plumbing for auto washer.

Cellar

Useful storage.

First Floor

Bedroom One

13'5" x 13' (4.09m x 3.96m)

With radiator and double glazed window.

Bedroom Two

12'1" x 8'11" (3.68m x 2.72m)

With radiator, double glazed window and feature fireplace.

Bathroom

Four piece suite comprising shower cubicle, panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there is an enclosed yard to the rear and a low maintenance garden area to the front.

Directions

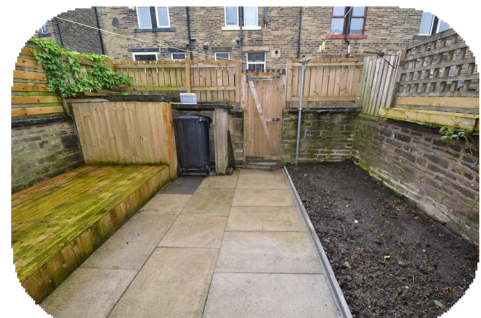
From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647 for 3.1 miles, turn right onto Woodside Rd, right onto Woodside View and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	85		
	61		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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