



11 Grange Street, Halifax

In Excess of £60,000

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ESTATE AGENTS & LETTINGS



11 Grange Street

Halifax, Halifax

Are you looking for a project? Something to get your teeth into? This one's a little surprising, with accommodation over three floors, including two good bedrooms, plus the cellar. There's a yard to the front and the side which makes a larger than expected garden area, and there's a shed there, too. Some of the windows are uPVC double glazed but there's plenty to do here to keep you interested, but it would make a nice home once finished. So whether you're looking for a home and you're not frightened of doing the work to get it how you'd like it, or if you're an investor looking to get the work done to convert to a rental, then this could be an opportunity you won't want to miss.

Council tax band: A

Tenure: Freehold

LOUNGE

Dimensions: 4.57 x 3.79. One wall is fully panelled and incorporates shelving, a display cabinet and a fitted gas fire. The window is double glazed, framed in uPVC.

KITCHEN

Dimensions: 3.61 x 1.56. Fitted with base and wall units with worktops and tiled surrounds. There is a stainless steel sink unit with a mixer tap and integrated electric oven, gas hob and canopy hood. The window is double glazed, framed in uPVC.

CELLAR

A useful storage cellar.

FIRST FLOOR LANDING

BEDROOM ONE

Dimensions: 3.95 x 3.15. Measured to the front of an extensive range of fitted wardrobes which run right along the rear wall. The window is double glazed, framed in uPVC.

BATHROOM

A large bathroom which has a white three piece suite consisting of a low level WC, a wash basin and a bath with an electric shower unit. Walls are part tiled and there is a gas water heater. A towel cupboard could be removed to create space for a shower enclosure.

ATTIC BEDROOM TWO

Dimensions: 5.15 x 3.09. With a single glazed window set to the gable and a double glazed velux style roof light.



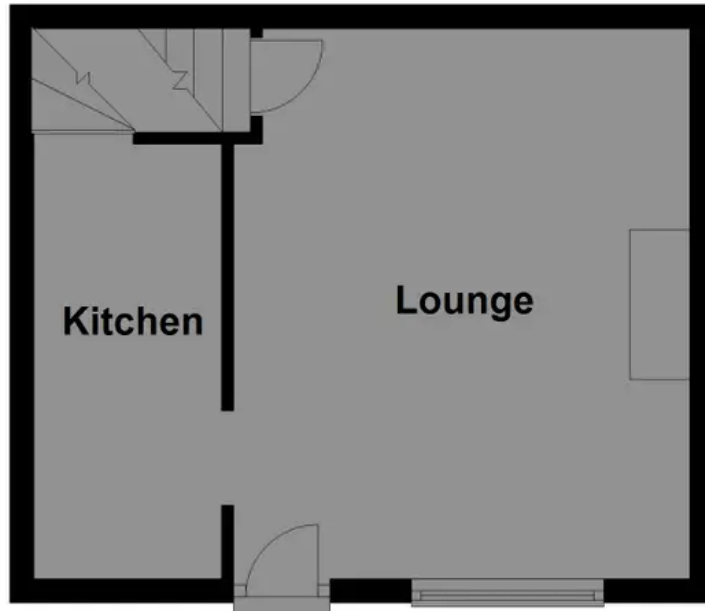


GARDEN

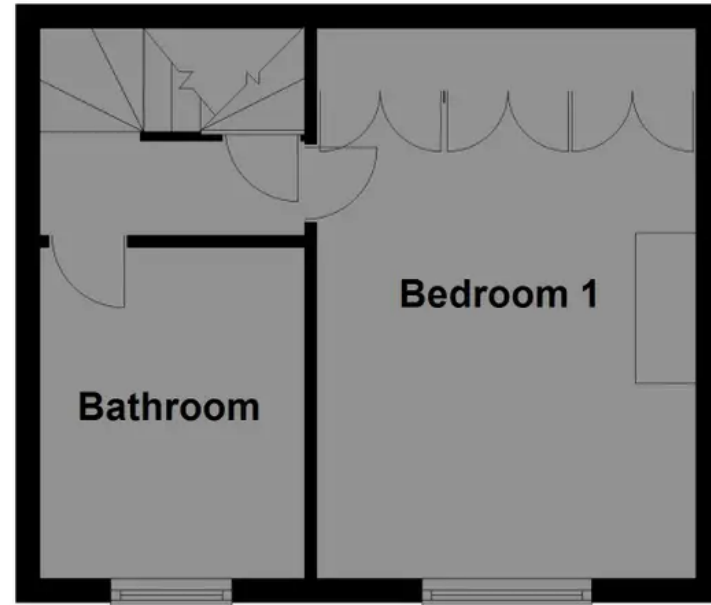
The property has a yard to the front which runs round the side, where you will also find a timber shed.



Ground Floor



First Floor



Second Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.



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