



16 Hedge Top Lane, Halifax, HX3 7ER

£170,000

Ideal investment opportunity, sold with tenants in situ.

This charming end cottage offers two bedrooms and is situated in a desirable village location, boasting excellent potential for enhancement. Featuring gas central heating and double glazing, this property is in close proximity to local amenities. Viewing is highly recommended to appreciate the full potential of this home.

Ground Floor

Entrance Porch: Provides access to the open-plan lounge and kitchen.

Lounge: Includes stairs leading to the first floor, a front-facing window, a feature fireplace, and carpet flooring.

Kitchen: Equipped with a range of wall and base units, integrated appliances, splashback, a rear-facing window, and a side access door.

First Floor

Bedroom One: Features a front-facing window, carpet flooring, and a radiator.

Bedroom Two: Currently used as an office, it includes a rear-facing window and a fitted wardrobe for additional storage, maximizing the space.

Bathroom: Comprises a paneled bath, WC, hand wash basin, and a rear-facing window.

Exterior

Rear Garden: Private garden enclosed with quality fencing and adorned with mature greenery.

This delightful cottage offers a cozy and inviting living space with great potential for personal touches. Its village setting and convenient access to amenities make it an ideal choice for those seeking a balance of charm and practicality.

Agent Notes & Disclaimer.

The information provided on this property 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 quoted for guidance only as are floor plans 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 the purpose.

Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	