

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Emscote Avenue,**

**£895 Per Calendar Month**







Peter David are pleased to offer this nicely presented TWO BEDROOM through terrace to the market to rent. This terrace home would make a wonderful home, well presented and ready to move in to. The property is situated close to Halifax so ideal for those working in the town. Savile Park is also a short walk away where many local events and activities take place throughout the year.

The internal accommodation briefly comprises of an entrance vestibule, lounge, kitchen, large cellar/ utility room and further store rooms. To the first floor you will find two bedrooms and a house bathroom. With double glazing and central heating throughout.

Council tax band A making the property affordable for those on a budget.

- TWO BEDROOM HOME
- MID THROUGH TERRACE
- WELL PRESENTED THROUGHOUT
- OFFERED UNFURNISHED
- CONVENIENT LOCATION A SHORT WALK TO BOTH HALIFAX AND SAVILE PARK
- USEFUL CELLAR
- EPC RATING - E
- COUNCIL TAX BAND - A

## Accommodation

### Entrance vestibule

### Lounge

12'8" x 11'11" (3.87 x 3.65)

Well presented with a feature fireplace and space for an electric stove. Central heating radiator and a double glazed window.

### Kitchen

15'5" x 8'0" (4.72 x 2.45)

With a range of matching wall and base units with complementary worksurfaces and matching splash back. Stainless steel sink with drainer, four ring gas hob and integrated electric oven. Space for a tall fridge freezer and dining table and chairs. Central heating radiator, double glazed window and door leading to the rear of the property.

### Lower ground floor

### Cellar/ Utility room

12'9" x 11'11" (3.9 x 3.65)

Housing the combi boiler. With a stainless steel sink and drainer and space for a washing machine and tumble dryer. Door leading to the front yard.

### First floor

### Bedroom one

15'8" x 10'9" (4.8 x 3.3)

A spacious double bedroom with built in wardrobes, central heating radiator and a double glazed window.

### Bedroom two

7'11" x 9'2" (2.42 x 2.8)

A good size single bedroom with a central heating radiator and double glazed window.

### Bathroom

7'2" x 7'2" (2.2 x 2.2)

Fully tiled with a white three piece suite which comprises of a shower over the bath, pedestal wash hand basin, low flush WC, chrome towel warmer and frosted double glazed window.

### External

To the front of the property there is a flagged yard with steps leading down to a useful out house and access to the cellar/ utility room. On street parking to both front and rear.

### Directions

Please use postcode HX1 3AU for sat nav directions.







Road Map



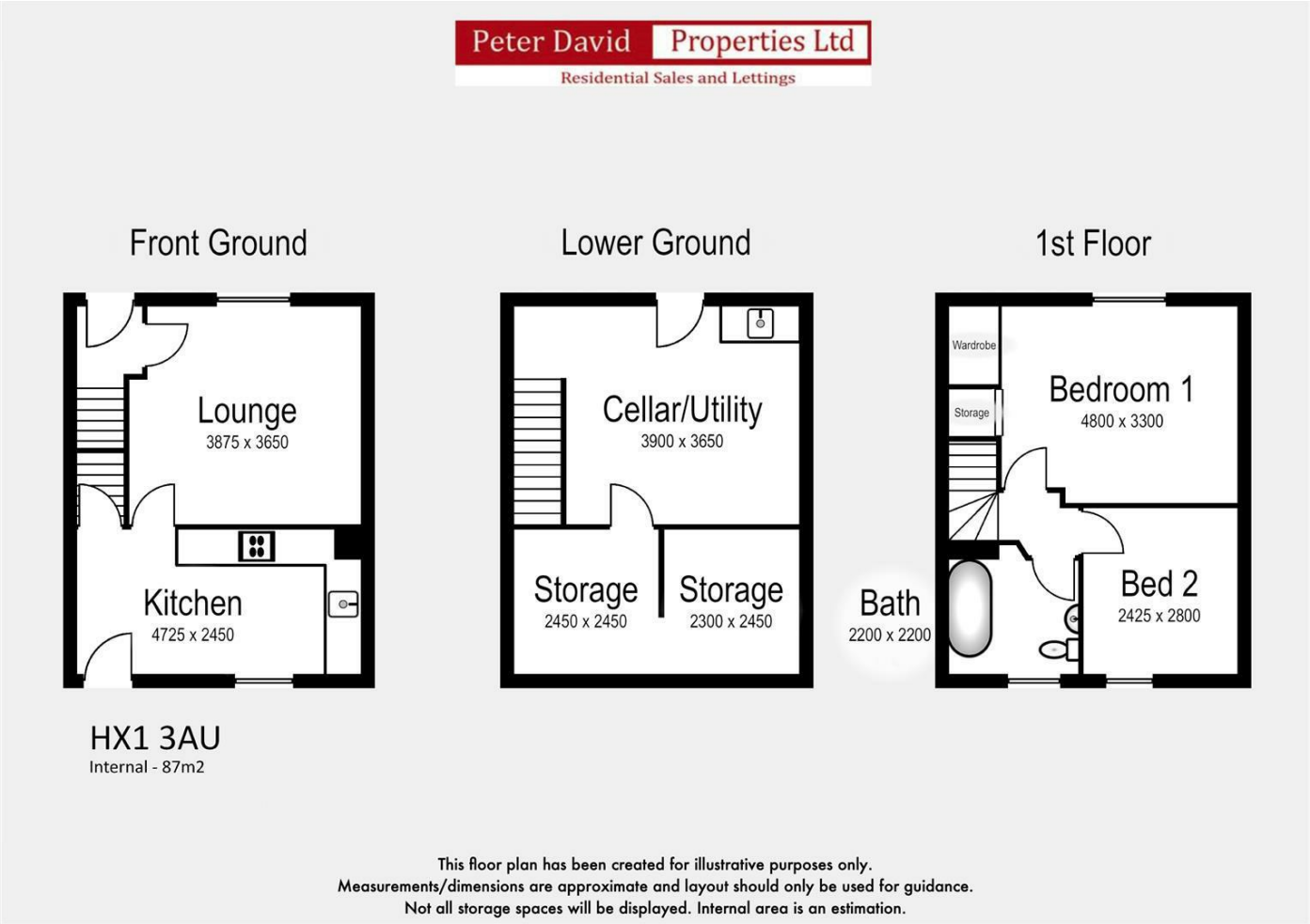
Hybrid Map



Terrain Map



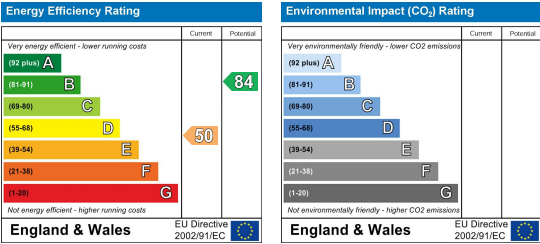
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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