



38 Langdale Crescent, Pellon, Halifax, West Yorkshire, HX2 0XA
Asking Price £125,000

HAMILTON BOWER are pleased to offer FOR SALE this TWO BEDROOM MID TERRACE PROPERTY located on a quiet cul-de-sac in Halifax - HX2. With off-street parking, a detached single garage, and an open-plan living space with conservatory, we expect this property to be popular with first-time buyers and buy-to-let landlords. Internally comprising; kitchen/diner, lounge, conservatory, two double bedrooms, bathroom and loft. Externally the property has low-maintenance gardens to the front and back, with a patio and decking area, detached single garage and off-street parking. The property is ready to view immediately and benefits from gas central heating and double glazing throughout.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY!

GROUND FLOOR

Lounge



Generous lounge to the rear of the property which is open-plan to the conservatory. With rear access point to the garden and ample space for a large suite centred around an electric fireplace.

Conservatory



Conservatory to the rear of the property with a view to the garden. Open-plan from the living room with potential for a home office/play room.

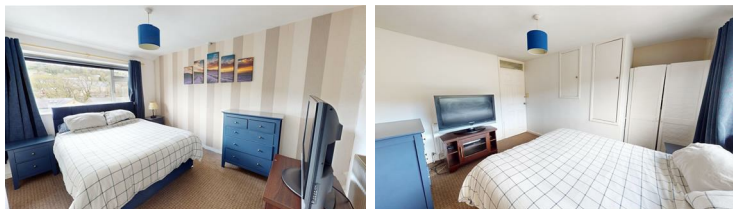
Kitchen/Diner



Kitchen/Diner to the front of the property with access to the garden and first floor. With a good range of matching units with complementary worktops throughout. Appliances include - gas hob, oven/grill, fridge/freezer, sink with drainer. The room offers space for a dining table with chairs as seen.

FIRST FLOOR

Master Bedroom



Good-sized master bedroom with a view to the front of the property. With a storage closet, space for a large bed, side tables and dressing furniture.

Bedroom



Second bedroom, with a view to the rear garden. Offering space for a large bed and draws as seen.

Bathroom



Bathroom with matching white three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

EXTERNAL



Rear Garden



Good-sized rear garden with gated entrance and path leading to the top.

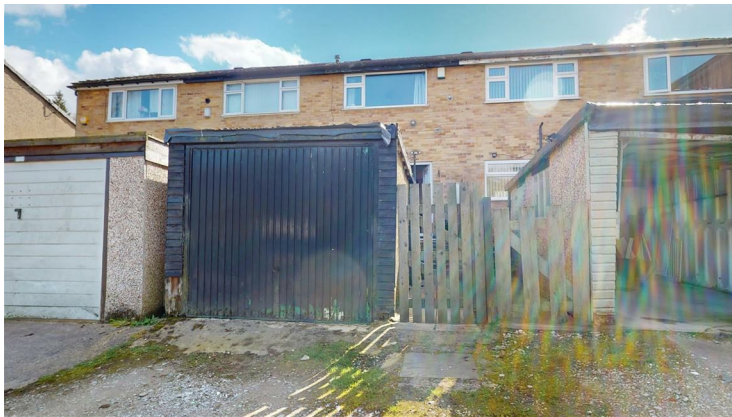
The garden has boundary fencing, a patio area, decking area and space for a table with chairs.

Front Garden




Paved front garden with access from the kitchen.

Driveway & Garage



Driveway to the front of the property offering parking for one car.

The driveway leads to a detached single garage which has an up-and-over door and power supply.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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