



**8 Coley Road, Coley, Halifax, West Yorkshire, HX3 7SA**  
**Offers In The Region Of £165,000**

HAMILTON BOWER are delighted to offer for sale this rare to the market front terrace in the much sought after location of Coley. With stunning views this terrace offers two bedrooms, a large lounge, bathroom, a basement kitchen and is available with NO ONWARD CHAIN. Off road parking complements this property.

**TO VIEW CONTACT HAMILTON BOWER TODAY!!!!**

EPC RATING - D

COUNCIL TAX BAND - A

## GROUND FLOOR

### ENTRANCE

Door into lounge.

### LOUNGE

Spacious and light living area with a feature fire place. Double glazed window to the front aspect and a central heating radiator.

## LOWER GROUND FLOOR

### BASEMENT KITCHEN

A well presented modern kitchen with a range of fitted wall and base units with a contrasting work surface incorporating a stainless steel sink unit with a mixer tap. Double oven and a four ring gas hob. Integrated appliances include a fridge freezer and dishwasher. Vinyl flooring and a central heating radiator.

## FIRST FLOOR

### LANDING

Loft access.

### BEDROOM ONE

Good size double bedroom with a built in wardrobe. Stunning far reaching views. Double glazed window and central heating radiator.

### BEDROOM TWO

Single room with far reaching views from the front elevation window. Built in bulk head storage cupboard. Double glazed window and central heating radiator.

### BATHROOM

Modern and stylish three piece bathroom suite in white comprising of a bath with shower and screen over, W.C and hand wash basin. Heated towel rail and a double glazed window.

### EXTERNAL

Driveway for a car and space to sit out and enjoy the view.

