



**8 Coley Road, Coley, Halifax, West Yorkshire, HX3 7SA**  
**£750**

HAMILTON BOWER are delighted to offer TO LET 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 and a basement kitchen. Off road parking complements this property.

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

EPC RATING - D

COUNCIL TAX BAND - A

### ENTRANCE

Door into lounge.

### LOUNGE

Spacious and light living area with a feature fire place. Window to the front aspect.

### 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.

### FIRST FLOOR

Landing.

### BEDROOM ONE

Good size double bedroom with a built in wardrobe. Stunning far reaching views.

### BEDROOM TWO

Single room with far reaching views from the front elevation window. Built in bulk head storage cupboard.

### BATHROOM

A well presented three piece suite with a bath, shower over, W.C and wash basin. Heated chrome tile heater.

### EXTERNAL

Driveway for a car.

