



SHERIDAN
BAILEY
PROPERTY



3 East Street

Lightcliffe, Halifax, HX3 8TU

Asking price £150,000



This 2 bed terraced property is offered for sale with Tenant in situ and so will appeal to Landlords & Investors. Located on a quiet residential street in the sought after location of Lightcliffe also within easy reach to M62 motorway network, The property briefly comprises: living room, kitchen, cellar, two bedrooms and a family bathroom. Externally the property has a rear yard and concrete store. Double glazed and gas central heating with new boiler



Living Room 13'9 x 13'11 (4.19m x 4.24m)

Front door into well proportioned and good sized living room with large window to front elevation. Fire surround with marble back and hearth with gas fire. Door off to small hallway

Kitchen 13'9 x 6'1 (4.19m x 1.85m)

Kitchen with a range of wall and base units. Stable door leads to rear yard area. Stainless steel 1.5 sink and drainer, window to rear elevation. Steps down to cellar.

Cellar

Steps lead from Kitchen to Cellar, useful for storage. New Boiler fitted.

Staircase to first floor landing

Master Bedroom 13'9 x 10'9 (4.19m x 3.28m)

Generously sized double bedroom, large window to front elevation.

Bedroom 2 6'5 x 12'8 (1.96m x 3.86m)

Good sized single bedroom, with window to rear elevation

External Areas

The rear property there is a rear yard area with concrete outbuilding suitable for storage and gate

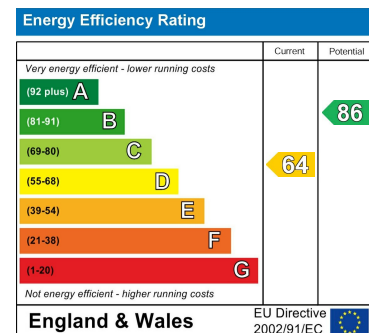
Area Map



Floor Plans



Energy Efficiency Graph



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