



**Albert View, HALIFAX, HX2 0DD**

**welcome to**

**Albert View, HALIFAX**

Situated in the Pellon location is this two bedroom mid-terrace property which could be of interest to the first time buyer. Close to public transport links, schools and local amenities. Spacious throughout, yards to the front & rear, fully double glazed & central heated. Contact us now to view!



## Lounge

14' 7" x 15' 2" to bay ( 4.45m x 4.62m to bay )

Spacious lounge with a double glazed window & uPVC door to the front elevation, ceiling light point and central heating radiator. With a gas fire & surrounding fire place, carpeted flooring and ample space for free standing furniture.

## Kitchen

11' 10" x 12' 9" ( 3.61m x 3.89m )

Fitted kitchen with wall & base units, complementary work surfaces incorporating a stainless steel sink & drainer with a mixer tap. With four ceiling light points, central heating radiator and a double glazed window to the rear elevation. There is an oven, gas hob, vinyl flooring and the kitchen itself has vinyl flooring.

## First Floor Landing

With carpeted flooring, ceiling light point and the first floor landing provides access to the first floor accommodation.

## Bedroom One

14' 10" x 9' 4" ( 4.52m x 2.84m )

Double bedroom with a double glazed window to the front elevation, central heating radiator and ceiling light point. The bedroom itself has carpeted flooring and ample space for free standing furniture and benefits from views.

## Bedroom Two

13' 2" x 7' 9" ( 4.01m x 2.36m )

Bedroom two with a central heating radiator, carpeted flooring, ceiling light point and a double glazed window to the rear elevation.

## Family Bathroom

The family bathroom comprises of a low level w/c, wash hand basin with a vanity unit, bidet, panelled bath and a power shower. There is a double glazed window to the rear elevation and two ceiling light points. The bathroom itself has vinyl flooring and benefits from storage space.

## Externally

To the front and rear of the property there are paved yards.

## Cellar

Cellar with three ceiling light points, central heating radiator and a sink, working electric and carpeted flooring.



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## Albert View, HALIFAX

- \*\*OFFERS OVER £120,000\*\*
- SPACIOUS FAMILY ACCOMMODATION
- OF INTEREST TO THE FIRST TIME BUYER
- CLOSE TO SCHOOLS & LOCAL AMENITIES
- CELLAR ROOM

Tenure: Freehold EPC Rating: D

offers over

**£120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX112273 - 0003

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