



Sutcliffe Street, HALIFAX HX2 0HG

welcome to

Sutcliffe Street, HALIFAX

Two bedroom mid-terrace through property situated in the Pellon location of Halifax, Offers Over £95,000. Close to schools, amenities & public transport links with access to the town Centre. Spacious living throughout. Could be of interest to the first time buyer and investors.



Entrance Hall

Enter property to the front through UPVC door. Entrance hall comprises of carpet flooring and ceiling light point.

Lounge

13' 8" x 12' 8" (4.17m x 3.86m)

Spacious lounge with double glazed window to the front elevation, central heating radiator and ceiling light point. With a decorative electric fire and wooden surround. The lounge has carpeted flooring and space for free standing furniture.

Kitchen

15' 11" x 7' 5" (4.85m x 2.26m)

With wall & base units, complementary work surfaces incorporating a stainless steel sink & drainer with a mixer tap. There is a double glazed window to the rear elevation, a wooden door which leads to the rear yard and ceiling light point. With space and plumbing for a washing machine, a gas hob, combi boiler, oven with an extractor hood over and space for a fridge/freezer and dryer. The kitchen itself has vinyl flooring and understairs storage cupboard which is great for additional storage and there is space to fit a dining table and chairs.

First Floor Landing

With a ceiling light point and providing access to the first floor accommodation and loft space which can be utilised for storage.

Bedroom One

15' 11" x 11' 4" (4.85m x 3.45m)

Double bedroom with a double glazed window to the front elevation, central heating radiator and ceiling light point. The bedroom provides space for free standing furniture, has carpeted flooring and fitted wardrobes.

Bedroom Two

10' x 9' 8" (3.05m x 2.95m)

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

House Bathroom

The house bathroom comprises of a low level w/c, pedestal wash hand basin and a paneled bath. With a double glazed window to the rear elevation, ceiling light point and central heating radiator. The bathroom itself has vinyl flooring.

Externally

The front of the property provides on street parking and to the rear is a low maintenance yard which is mainly laid to astro turf and is enclosed. To the rear there is an Outbuilding which is ideal for storage.



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Sutcliffe Street, HALIFAX

- ** OFFERS OVER £95,000 **
- TWO DOUBLE BEDROOMS
- SITUATED CLOSE TO SCHOOLS & LOCAL AMENITIES
- OF INTEREST TO THE FIRST TIME BUYER/INVESTOR
- SPACIOUS LIVING ACCOMMODATION THROUGHOUT

Tenure: Freehold EPC Rating: E

offers over

£95,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113334 - 0004

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