





## 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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- 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







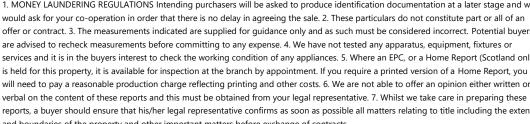


Please note the marker reflects the postcode not the actual property

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Property Ref: HFX113334 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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