



**Ruskin Terrace, Halifax HX3 5DU**



**welcome to**

**Ruskin Terrace, Halifax**

A three bedroom mid-terrace property in Lee Mount benefitting from a rear yard and on-street parking. Ideal for first time buyers or Buy to let investors. Call us now to arrange your viewing!



## Lounge

15' 1" max x 13' 7" max ( 4.60m max x 4.14m max )

The lounge benefits from a uPVC double glazed window to the front elevation, carpet flooring and a central heating radiator. The focal point of the lounge is the attractive marble fire surround with gas fire. Access to the breakfast kitchen

## Kitchen

12' 1" x 8' ( 3.68m x 2.44m )

The kitchen has been fitted with a range of wall and base units with complementary worksurfaces over. Comprising of 1 1/4 bowl sink and drainer, tiled splashbacks and electric oven with gas hob. Plumbing for a washing machine. Door with stairs leading to cellar. The kitchen benefits from a uPVC double glazed window to the rear elevation, vinyl flooring, central heating radiator and a uPVC double glazed door to the rear.

## First Floor Landing

Landing has loft access.

## Bedroom One

13' 8" x 6' 10" to wardrobes ( 4.17m x 2.08m to wardrobes )

The first double bedroom benefits from a uPVC double glazed window to the front elevation, central heating radiator, laminate flooring, ceiling light point and has mirrored fitted wardrobes.

## Bedroom Two

10' 9" x 6' 3" ( 3.28m x 1.91m )

The bedroom benefits from a uPVC double glazed window to the front elevation, ceiling light point, a central heating radiator and laminated flooring.

## Bedroom Three

8' 4" x 7' 2" ( 2.54m x 2.18m )

The bedroom benefits from a uPVC double glazed window to the rear elevation, central heating radiator, laminated flooring and fitted wardrobes.

## Bathroom

The bathroom has been fitted with a three piece suite comprising of low level w/c, wash hand basin and bath. Bathroom has an extractor fan, central heating radiator, tiled walls and flooring and has a uPVC double glazed window to the rear elevation.



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welcome to

## Ruskin Terrace, Halifax

- THREE BEDROOMS
- ENCLOSED REAR YARD
- IDEAL FIRST TIME BUYER OR BUY TO LET PURCHASE
- LEE MOUNT LOCATION
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

offers over

**£95,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX113414 - 0002

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