



**Wainhouse Road, Halifax HX1 3SE**

Not for marketing purposes INTERNAL USE ONLY



**welcome to**

**Wainhouse Road, Halifax**

A modern & well presented property in Halifax which could be of interest to the first time buyer & Investors. Set out over two floors, presented to a great standard throughout and benefitting a rear paved yard. Early viewings are recommended so contact us now to book your viewing!



## Entrance Hall

Enter the property through a wooden door to the front elevation, a ceiling light point and carpet flooring.

## Lounge

14' 2" x 13' 7" ( 4.32m x 4.14m )

Spacious well presented lounge with a double glazed window to the front elevation, a ceiling light point, two wall lights and a central heating radiator. Boasting a multi fuel burner and the lounge itself has carpeted flooring.

## Kitchen

13' 6" max x 9' 10" max ( 4.11m max x 3.00m max )

A modern fitted kitchen with wall & base units, complementary work surfaces incorporating sink & drainer with a mixer tap. There is a uPVC door and a double glazed window to the rear elevation, a ceiling light point and a central heating radiator. There is an oven, induction hob and an extractor hood over. Integrated washing machine.

## First Floor Landing

### Bedroom One

13' 7" max x 11' 8" ( 4.14m max x 3.56m )

A double bedroom with a double glazed window to the front elevation, a central heating radiator and a ceiling light point. The bedroom itself has carpeted flooring and room for free standing furniture.

### Bedroom Two

7' 4" x 7' ( 2.24m x 2.13m )

Second bedroom with a ceiling light point, carpet flooring, a central heating radiator and a double glazed window to the rear elevation.

## Bathroom

Modern bathroom comprising of a three piece suite including a low flush w/c, wash hand basin, a panelled bath with a shower over. There is a double glazed window to the rear elevation, a ceiling light point, Vinyl flooring and a central heating towel rail.

## Externally

On-street parking and Paved yard to the rear.



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welcome to

## Wainhouse Road, Halifax

- **\*\*OFFERS OVER £100,000\*\***
- MODERN & WELL-PRESENTED THROUGHOUT
- NO CHAIN
- IDEAL FIRST TIME BUYER PROPERTY
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

offers over

**£100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX113487 - 0002

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